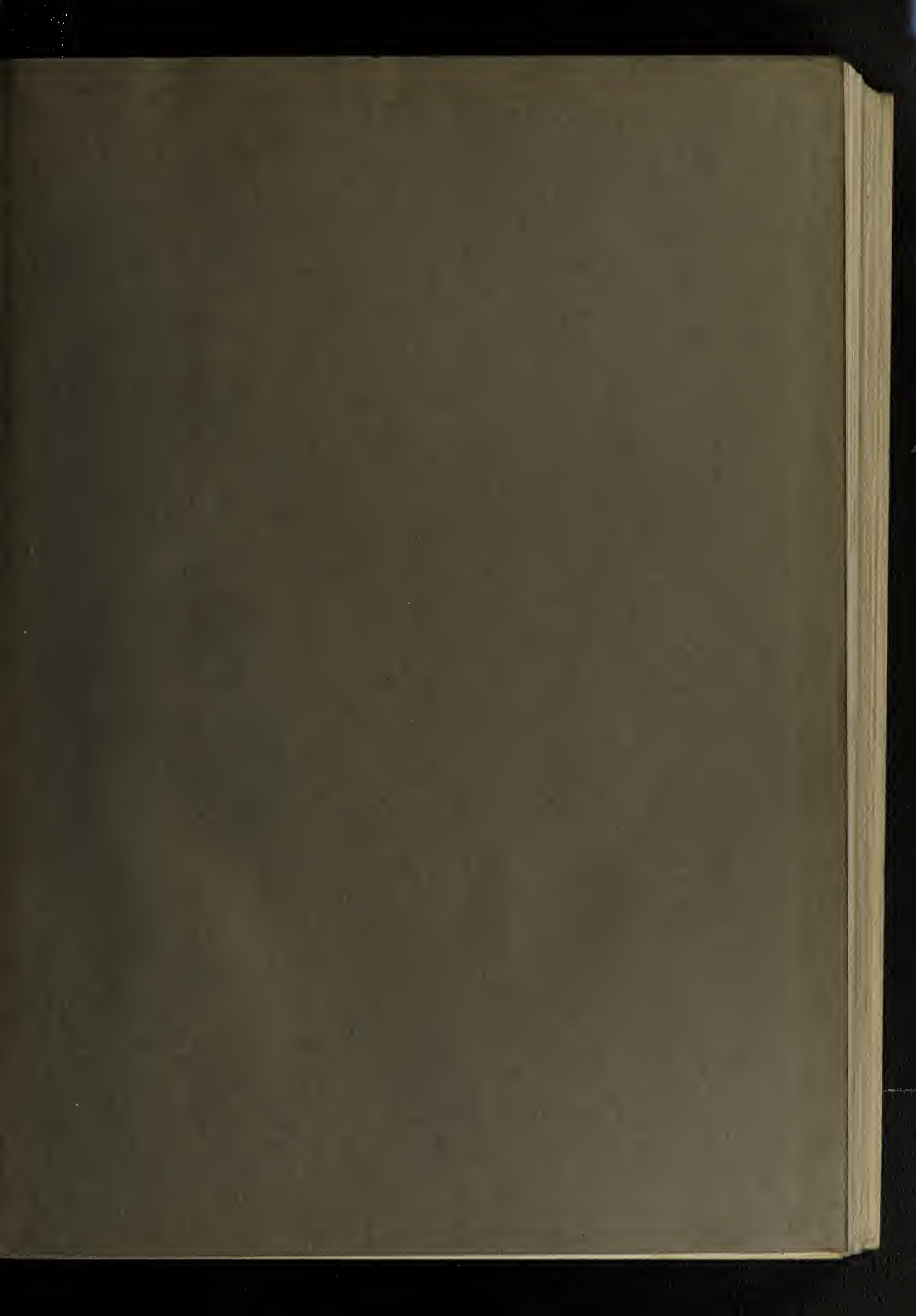


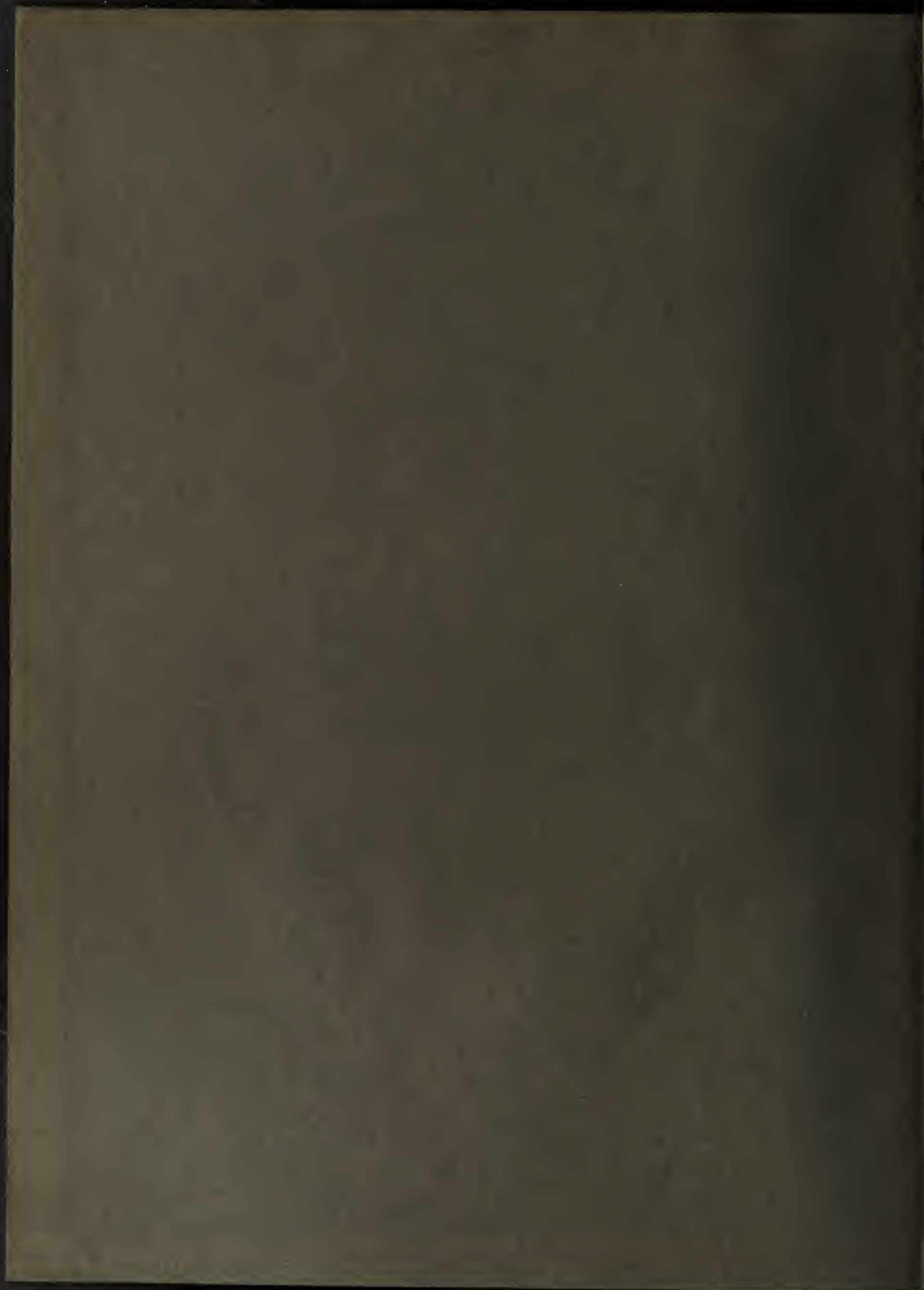


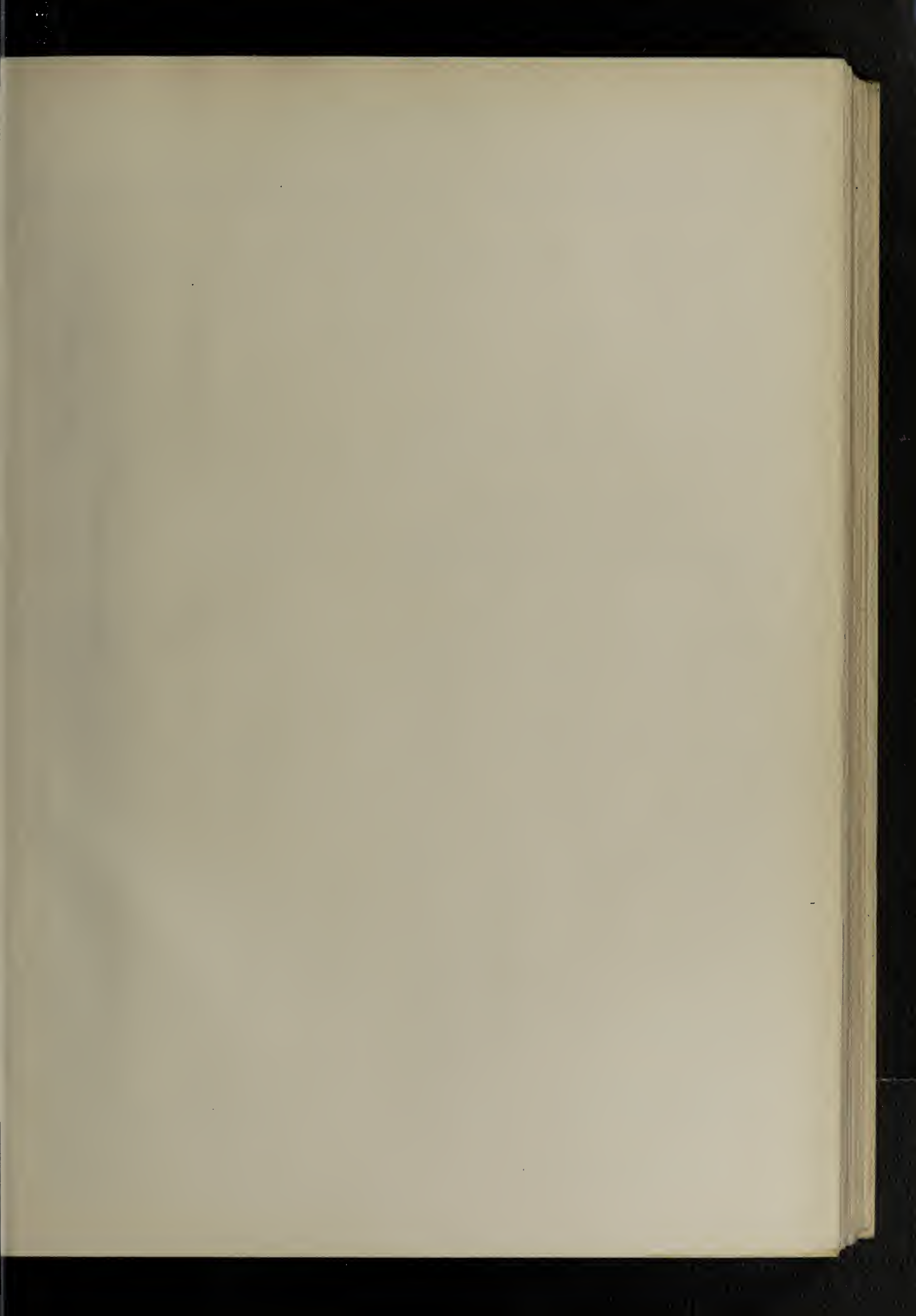
THE UNIVERSITY  
OF ILLINOIS  
LIBRARY

352.05  
NEW  
v. 162

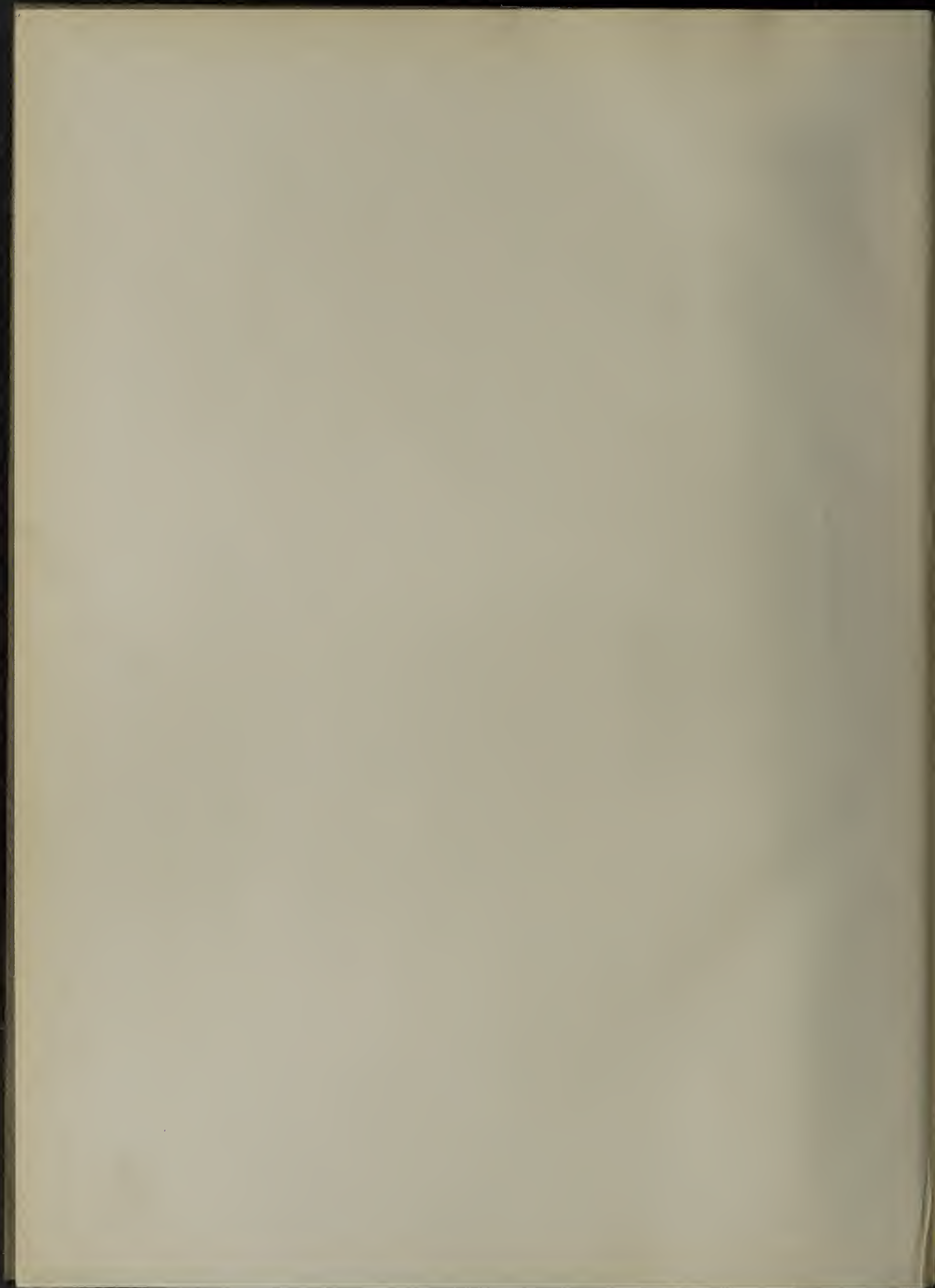












352.05  
NEW

Mun. Ref.

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

JULY 7, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 27

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL  
Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT  
WILLIAM J. O'GORMAN, *Secretary*.  
EDWARD V. BARTON, *Chief Clerk*.

OFFICE—Municipal Building, Rooms 1001 to 1015.  
TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.  
Call of Clerk's Calendar.  
The Trial Calendar.  
Notices in Building Zone Cases.  
Minutes of Regular Meeting, June 30, 1931, 10 A. M.  
Minutes of Regular Meeting, June 30, 1931, 2 P. M.  
Minutes of Special Meeting, June 30, 1931, 4 p. m. Correction.  
Notice of Public Hearing on Proposed Amendment to "Standpipe"—"Fireline" Rules.  
Notice of Public Hearing on Proposed Amendment to Plumbing Rules.  
Notice on Revised Elevator Rules.  
Plumbing Rules.  
Notice of Public Hearing on Proposed Paint Spraying Rules.  
Notice of Public Hearing on Proposed Rules for Inclined Stairway Invalid Lift.  
Approved Fireline Hose Valves.  
Reserve Calendar.  
Progress Report.

#### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

#### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

#### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, July 7, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, July 14, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

#### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to July 1, 1931.*

| <i>Cal. No.</i>              | <i>Department.</i> | <i>Premises Affected.</i>                                                                   |
|------------------------------|--------------------|---------------------------------------------------------------------------------------------|
| 331-31-A.....                | F.D.....           | 743-765 Lexington ave., Man.,<br>Applic. 4988-29                                            |
| 330-31-S.....                | B.B.M....          | 509-519 Eighth ave., Man.,<br>Alt. 2344-30                                                  |
| 329-31-BZ.....               | B.B.Q....          | 57-61 71st st., Maspeth, Q.,<br>Alt. 6100-31                                                |
| 328-31-BZ.....               | B.B.B....          | 1245-1255 Nostrand ave., Bklyn.,<br>Applic. 7296-31                                         |
| 327-31-SA.....               | F.D.....           | Mid-West Oil Burner, Models<br>106, 108, 208, 211, 311 and<br>114, Appliance                |
| 326-31-S.....                | F.D.....           | 103 Lafayette st., Man.,<br>L. D. 83033                                                     |
| 325-31-A.....                | F.D.....           | 826-828 Broadway, Man.,<br>F-83785 & F-83787                                                |
| 324-31-BZ.....               | B.B.Q....          | East side of 70th st., 115.94 ft.<br>north of Astoria ave., North<br>Woodside, Q., Decision |
| 323-31-S.....                | B.B.M....          | 245-259 11th ave., Man.,<br>N. B. 214-30                                                    |
| 322-31-BZ.....               | B.B.B....          | 6114-6124 17th ave., Bklyn.,<br>Applic. 5859-31                                             |
| 321-31-A.....                | B.B.M....          | 1724-1728 Broadway, Man.,<br>Alt. 1283-31                                                   |
| 320-31-BZ.....               | B.B.M....          | 252-262 W. 87th st., Man.,<br>Alt. 1121-31                                                  |
| 319-31-A.....                | B.B.B....          | 2250 E. 19th st., Bklyn.,<br>Report 4062-31                                                 |
| 318-31-BZ.....               | B.B.B....          | 649-661 Warren st., Bklyn.,<br>Applic. 6512-31                                              |
| <i>Restored to Calendar.</i> |                    |                                                                                             |
| 697-29-BZ.....               | B.B.B....          | 1513-1561 38th st., northwest<br>corner of Dahill rd., Bklyn.,<br>Applic. 16851-1929        |
| 962-28-BZ.....               | B.B.B....          | 714 Jamaica ave., southwest cor-<br>ner of Richmond st., Bklyn.,<br>Applic. 18341-1928      |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, JULY 7, 1931, AT 2 P. M.**

*Building Zone Cases.*

163-31-BZ.  
APPLICANT—Hallinan & Groh, for George Bechtold, owner.  
PREMISES—45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

165-31-BZ.

APPLICANT—Philip J. Curry, owner.  
PREMISES—672 Academy street, Manhattan.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a building to be occupied for business use (store).

186-31-BZ.

APPLICANT—Henry J. Nurick, for Kirschenbaum Bros., owners.  
PREMISES—345 Throop avenue and 304 Kosciusko street, southeast corner, Brooklyn.  
APPLICATION, under sections 7a and 21 of the building zone resolution,  
TO PERMIT in a residence district the extension of an existing business use (undertaking establishment).

223-31-BZ.

APPLICANT—Kenlon-Michels Engineering & Construction Co., Inc., for Leo Nadel, owner.  
PREMISES—Northeast corner of East Tremont avenue and Baisley avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

249-31-BZ.

APPLICANT—Joseph D. Nunan, for John A. Daley, owner.  
PREMISES 30-11 to 30-19 Cross Island boulevard, northeast corner of 32nd avenue, Bayside, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the installation and maintenance of a gasoline service station.

154-30-BZ.

APPLICANT—Rubenstein & Rosling, for Vandee Building Co., Inc., owner.  
PREMISES—Northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 16, 1931).

196-27-BZ.

APPLICANT—Frank G. Colgan, substituted for Martin Wechsler, for Jane Grillo, owner.  
PREMISES—1482-1484 Coney Island avenue, Brooklyn.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles (previously withdrawn; reopened June 16, 1931).

**JULY 7, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 7,*



# CALENDAR

1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 731-30-BZ—Application, December 10, 1930, under section 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Jacob Rosenberg, owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1288-1290 Myrtle avenue, southeast corner of Central avenue, Brooklyn.

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 128-31-BZ—Application, March 17, 1931, under sections 7e and 21 of the building zone resolution, of Leon Levy, applicant, on behalf of Birdie Levy, owner, to permit in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 248 West 69th street, Manhattan.

CAL. NO. 217-31-BZ—Application, May 11, 1931, under section 21 of the building zone resolution, of C. A. Cochran, for Morris & O'Connor, applicants, on behalf of Continental Realty Corp., owner, to permit in a two and one-half times height district the erection of a portion of the tower walls nearer to the building line than permitted by the building zone resolution and an excess height on the New street front; premises 30-40 Broad street, 64-66 Exchange place and 32-36 New street, Manhattan.

CAL. NO. 134-31-BZ—Application, March 20, 1931, under section 21 of the building zone resolution, of Laspia & Samenfild, applicants, on behalf of Pauline Caminite, owner, to permit in a residence district the creation and maintenance of an undertaker's office; premises 92-01 103rd avenue and 101-59 92nd street, northeast corner, Woodhaven, Borough of Queens.

CAL. NO. 188-31-BZ—Application, April 29, 1931, under sections 7a, 7e and 21 of the building zone resolution, of Murray Klein, applicant, on behalf of Ninety Butler Street Corp., owner, to permit in a business district the extension of a garage for more than five (5) motor vehicles throughout the two upper stories of an existing three-story building; premises 86-90 Butler street, south side, 250 ft. east of Smith street, Brooklyn.

CAL. NO. 60-31-BZ—Application, February 3, 1931, under sections 7b, 7c, 7e, 7g and 21 of the building zone resolution, of Henry G.

Harrington, for Bay Ridge Storage Warehouse Corp., owner, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, an automobile repair shop and, also, a gasoline service station; premises 6317-6327 Fifth avenue, east side, 125 ft. south of 63rd street, Brooklyn.

CAL. NO. 706-29-BZ—Application, December 5, 1929; denied May 6, 1930; reopened under new facts May 9, 1931, under section 21 of the building zone resolution, of Max Levy, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2066-2076 Pitkin avenue and 238-240 Pennsylvania avenue, southwest corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

**JULY 7, 1931, 2 P. M.**

## *Appeals from Administrative Orders.*

- 172-31-A—32-34 East 57th street, Manhattan.
- 173-31-A—55 Wall street and 21-29 Exchange place, Manhattan.
- 205-31-A—364-366 Broadway and 58 Franklin street, northeast corner, Manhattan.
- 206-31-A—187-189 Lafayette street and 409 Broome street, southeast corner, Manhattan.
- 101-31-A—420 West 116th street, Manhattan.
- 157-31-A—1551-1553 Broadway, northwest corner of West 46th street, Manhattan.
- 241-31-A—119 West 33rd street, Manhattan.
- 130-31-A—715-727 Broadway, 2-8 Waverly place, 1 Washington place and 286-288 Mercer street, Manhattan.
- 659-30-A—2641-2645 Nostrand avenue, Brooklyn.
- 432-29-A—501-503 Third avenue and 202 East 34th street, southeast corner, Manhattan.

## *Petitions for Variations.*

- 1-31-S—285 Livingston street, Brooklyn.
- 163-30-S—66-68 West 38th street, Manhattan.
- 692-30-S—30-38 East 33rd street, Manhattan.
- 82-31-S—36-50 38th street, Long Island City, Borough of Queens.
- 208-31-S—408-410 West 15th street, Manhattan.

## **CALL OF CLERK'S CALENDAR TUESDAY, JULY 14, 1931, AT 2 P. M.**

### *Building Zone Cases.*

218-31-BZ.  
APPLICANT—Joseph M. Lonergan, for Brigham Realty Corp., owner.  
PREMISES—2126-2170 East 18th street, west side, 100 ft. north of Avenue V, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence use and "D" area district the maintenance of buildings occupying more than 60 per cent of the area of interior lots.

1408-23-BZ.  
APPLICANT—Morfrank Garage Corp., present owner.



# CALENDAR

PREMISES—316-318 West 118th street, Manhattan.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT, partly in a business district and partly in a residence district, the extension in height of an existing garage for the storage of more than five (5) motor vehicles (said garage previously granted by the board; reopened April 21, 1931).

268-31-BZ.

APPLICANT—Nicholas Madonna, owner.  
PREMISES—234 East 203rd street, south side, 42.16 ft. west of Valentinc avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence use and "D" area district the erection and maintenance of an apartment building not conforming with the building zone resolution.

178-30-BZ.

APPLICANT—Lama & Proskauer, substituted for John J. Carroll, for Teresina Grilli, owner.  
PREMISES—31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied; reopened June 23, 1931).

232-31-BZ.

APPLICANT—Henry W. Lyall, owner.  
PREMISES—North side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

238-31-BZ.

APPLICANT—New York and Richmond Gas Co., for Ernst Koch, owner.  
PREMISES—North side of Sycamore street, 99.68 ft. east of Richmond avenue, Eltingville, Borough of Richmond.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a plant for the storage of heating and illuminating gas.

## JULY 14, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 14, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 43-31-BZ—Application, January 27, 1931, under section 21 of the building zone resolution, of William Richter, substituted for Philip J. Sinnott, applicant, on behalf of Woodhaven Homes, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of North Conduit avenue and 84th street, Wodhaven, Borough of Queens.

CAL. NO. 114-31-BZ—Application, March 5, 1931, under section 21 of the building zone resolution,

of William M. Husson, applicant, on behalf of Mary Maresca and Elsie Maresca, owners, to permit in a business district the alteration and change of occupancy of part of an existing building from business use to a motor vehicle repair shop; premises 2637-2645 Webster avenue, west side, 130.60 ft. north of East 194th street, The Bronx.

CAL. NO. 159-31-BZ—Application, April 9, 1931, under sections 7e and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of Salvatore Cinelli and Ignazio Mole, owners, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles; premises 2358-2360 Hoffman street, east side, 309.84 ft. north of East 184th street, The Bronx.

CAL. NO. 168-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William Richter, applicant, on behalf of Frederick R. De Nyse, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the use as a motor vehicle repair shop; premises 142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

CAL. NO. 189-31-BZ—Application, April 29, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Wooster Lumber Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

CAL. NO. 194-31-BZ—Application, April 30, 1931, under section 21 of the building zone resolution, of Hansen & Metzger, applicants and owners, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a gasoline service station; premises 582-588 Fourth avenue, northwest corner of Prospect avenue, Brooklyn.

CAL. NO. 263-31-BZ—Application, May 27, 1931, under section 7a of the building zone resolution, of Elias Bernstein, applicant, on behalf of Weissglass Dairies, Inc., owner, to permit in a business district the erection and maintenance of additional buildings and the alteration and extension of a building occupied for milk bottling and distributing station; premises 2014 Forest avenue, south side, 20.03 ft. east of Maple avenue, Mariners Harbor, Borough of Richmond.

CAL. NO. 77-31-BZ—Application, February 13, 1931; denied May 12, 1931; reopened under new facts June 2, 1931, under section 21 of the building zone resolution, of Ferdinand Savignano, applicant, on behalf of Megurditch Dilloian, owner, to permit in a residence and "D" area district the erection and maintenance of a building occupying more than 80 per cent of the



# CALENDAR

area of a corner lot at the curb level; premises 7224 11th avenue, northwest corner of 73rd street, Brooklyn.

CAL. NO. 205-29-BZ—Application, March 27, 1929; granted on certain conditions for a temporary period of two years; reopened May 19, 1931, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Flushing Manor Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 157-30 Willets Point boulevard, southeast corner of Cross Island boulevard, Whitestone, Borough of Queens.

CAL. NO. 243-28-BZ—Application, March 21, 1928; withdrawn September 18, 1928; reopened July 8, 1930; withdrawn October 21, 1930; reopened June 2, 1931, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Essanarr Garage Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue and 1790-1810 East New York avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## JULY 14, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

127-31-A—115-119 East 61st street, Manhattan.

236-31-A—233-239 West 54th street, Manhattan.

8-31-A—1526-1536 62nd street and 1523-1537 63rd street, Brooklyn.

### *Petitions for Variations.*

737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

141-31-S—60-74 East 10th street, 71-91 East 9th street, 772-786 Broadway and 60-74 Fourth avenue, Manhattan.

210-31-S—77 Taaffe place, Brooklyn.

### *Appliance Submitted for Approval.*

260-31-SA—Mackler Film Rewinder and Renovator, approval of.

## JULY 17, 1931, 10 A. M.

### SPECIAL MEETING.

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, July 17, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 58-31-BZ—Application, February 2, 1931, under section 21 of the building zone resolution, of Sabin Holding Corp., applicant and owner, to permit in a residence use, "E" area and one times height district the erection of a multiple dwelling not in conformity with residence use "E"

area requirements of the building zone resolution; premises southwest corner of Bay parkway and 76th street, Brooklyn.

CAL. NO. 79-31-BZ—Application, February 13, 1931, under section 21 of the building zone resolution, of Lillian M. Tash, applicant and owner, to permit in a residence district the conversion of occupancy from a two-car private garage to a machine shop for developing patents; premises 338 Dahill road and 1515 37th street, Brooklyn.

CAL. NO. 59-31-BZ—Application, February 3, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Sydmar Holding Corp. and Florence Thau, owners, to permit in a business district the extension of a motor vehicle repair shop and gasoline service station; premises 2548 White Plains road, east side, 160.59 ft. south of Allerton avenue, The Bronx.

CAL. NO. 3-31-BZ—Application, January 2, 1931, under section 21 of the building zone resolution, of W. Bryce Rea, applicant and owner, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 204-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of G. T. Parmelee, owner, to permit in a business district the maintenance of a motor vehicle repair shop; premises 237 West 69th street, Manhattan.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 270-31-BZ—Application, May 29, 1931, under sections 7e and 21 of the building zone resolution, of Thomas I. Sheridan, applicant, on behalf of 220 West 61st Street Corp., owner, to permit in a business district the erection and maintenance



# CALENDAR

nance of a garage for the storage of more than five (5) motor vehicles; premises 218-234 West 61st street, Manhattan.

CAL. NO. 674-30-BZ—Application, November 12, 1930; denied under section 21 March 3, 1931; reopened May 26, 1931, under sections 7c and 21 of the building zone resolution, of Francis Fischer, applicant, on behalf of Naleda Realty Co., Inc., owner, to permit in a residence district, extending from a business district, the alteration and change of occupancy of part of first story from residence use to business use; premises 2707 Sedgwick avenue, northwest corner of Kingsbridge road, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*

**JULY 17, 1931, 3.30 P. M.**

**SPECIAL MEETING.**

#### *Rules.*

225-31-SR—Proposed Rules for Inclined Stairway Invalid Lift.

### **CALL OF CLERK'S CALENDAR TUESDAY, JULY 21, 1931, AT 2 P. M.**

#### *Building Zone Cases.*

4-31-BZ.

APPLICANT—John Somyak, owner.  
PREMISES—84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.  
APPLICATION, under sections 7g and 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

207-31-BZ.

APPLICANT—Benjamin N. Brody, for Ignition Realty Corp., owner.  
PREMISES—1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the installation and maintenance of a gasoline service station.

235-31-BZ.

APPLICANT—Martin J. Ort, for Robert Gladstone, owner.  
PREMISES—701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners.  
PREMISES—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

697-29-BZ.

APPLICANT—Metwood Holding Corp., owner.  
PREMISES—1513-1561 38th street, northeast corner of Da-hill road, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building (previously withdrawn; reopened June 30, 1931).

**JULY 21, 1931, 10 A. M.**

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 21, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 108-31-BZ—Application, March 4, 1931, under section 21 of the building zone resolution, of Cox & Arenson and Joseph B. Martin, applicants, on behalf of Tanager Construction Corp., owner, to permit in a retail district the use of a building for manufacturing on more than 5 per cent of the total floor space of said building; premises 118-123 West 38th street, 114 West 39th street and 1392-1400 Broadway, Manhattan.

CAL. NO. 237-31-BZ—Application, May 18, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, on behalf of Manny Brenner, owner, to permit in a business district the erection and maintenance of an extension to an existing gasoline service station; premises 1031-1033 Sutter avenue, northeast corner of Essex street, Brooklyn.

CAL. NO. 395-29-BZ—Application, June 10, 1929; withdrawn October 29, 1929; reopened June 9, 1931, under section 21 of the building zone resolution, of Henry D. Levy, applicant, substituted for William F. Doyle, on behalf of Abraham Maslanik, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 975-1001 Liberty avenue, northwest corner of Euclid avenue, Brooklyn.

CAL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*



# CALENDAR

JULY 21, 1931, 2 P. M.

## Appeals from Administrative Orders.

- 153-31-A—75 Cliff street, northeast corner of Ferry street, Manhattan.  
166-31-A—154-158 West 18th street, Manhattan.  
179-31-A—Jamaica Bay, foot of Beach 109th street, northwest corner of Beach 108th street and Wainwright avenue, Rockaway Beach, Borough of Queens.  
221-31-A—50-52 Eldridge street, Manhattan.  
252-31-A—4-10 East 60th street, Manhattan.  
148-31-A—106-30 to 106-40 160th street and 106-33 to 106-43 159th street, Jamaica, Borough of Queens.

## Petitions for Variations.

- 149-31-S—106-30 to 106-40 160th street and 106-33 to 106-43 159th street, Jamaica, Borough of Queens.  
176-31-S—759 Greenwich street, Manhattan.  
197-31-S—255-267 West 37th street and 540-554 Eighth avenue, northeast corner, Manhattan.  
199-31-S—2941-2947 Atlantic avenue, northwest corner of Cleveland street, Brooklyn.

JULY 24, 1931, 3.30 P. M.

## SPECIAL MEETING.

### Rules.

- 353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

SEPTEMBER 15, 1931, 10 A. M.

## Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

HENRY L. CONNELL,  
*Temporary Chairman.*

SEPTEMBER 15, 1931, 4 P. M.

## SPECIAL MEETING.

### Rules.

- 693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, JUNE 30, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the regular meeting held on Tuesday morning, June 23, 1931 and the minutes of the regular meeting held on Tuesday afternoon, June 23, 1931, were approved as printed in Bulletin No. 26, Vol. XVI.

### BUILDING ZONE CASES

58-31-BZ.

APPLICANT—Sabin Holding Corporation, owner.

SUBJECT—Application (re: decision of tenement house commissioner), under section 21 of the building zone resolution, to permit in a residence use, "E" area and one times height district the erection of a multiple dwelling not in conformity with residence use "E" area requirements of the building zone resolution.

PREMISES AFFECTED—Southwest corner of Bay parkway and 76th street, Brooklyn.

APPEARANCES—

For Applicant: Charles Burston and Philip Sinnott.

ACTION OF BOARD—Laid over to July 17, 1931, at 10 a. m., for inspection and report by a committee of board.

79-31-BZ.

APPLICANT—Lillian M. Tash, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the conversion of occupancy from a two car private garage to a machine shop for developing patents.

PREMISES AFFECTED—338 Dahill road and 1515 37th street, Brooklyn.

APPEARANCES—

For Applicant: Lillian M. Tash.

For Opposition: Joseph Krinsky and Max Harrison.

ACTION OF BOARD—Laid over to July 17, 1931, at 10 a. m., for inspection and report by a committee of board.

697-29-BZ.

APPLICANT—Metwood Holding Corp., owner.

SUBJECT—Application for reopening—restoration to Calendar, previously withdrawn—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a four-story factory building.

PREMISES AFFECTED—1513-1561 38th street, northeast corner of Dahill road, Brooklyn.

APPEARANCES—

For Applicant: William M. Smith.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for Calendar Call July 21, 1931, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR HEARING—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0



# MINUTES

962-28-BZ.

APPLICANT—Weidmann & Doyle, for James Raffaele and Joseph A. Raffaele, owners.

SUBJECT—Application for reopening—restoration to Calendar, previously withdrawn, re: Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for Calendar Call July 21, 1931, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR HEARING—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

113-31-BZ.

APPLICANT—Edward P. Doyle, for Mymaud Construction Co., Inc., owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—124-36 to 124-44 Metropolitan avenue, southwest corner of 125th street, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: Jacob Schneider, William Haberle and George L. Lawson.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

319-30-BZ.

APPLICANT—Edward P. Doyle, substituted for Theodore Ridder, for Louis Ridder, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn, reopened May 5, 1931).

PREMISES AFFECTED—31-01 Newtown avenue and 28-25 31st street, northeast corner, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Edward P. Doyle and Theodore Ridder.

For Opposition: Edward A. Coleman and Henry Zacks.

ACTION OF BOARD—Laid over for full vote of board. No date set.

THE VOTE TO GRANT—

|                                                                                       |   |
|---------------------------------------------------------------------------------------|---|
| Affirmative: Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 3 |
| Negative: Temporary Chairman Connell .....                                            | 1 |
| Absent .....                                                                          | 0 |

699-30-BZ.

APPLICANT—Nathan Rotholz, for Realty Utility Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2710-2732 Jerome avenue, east side, 100 ft. south of East 196th street, The Bronx.

APPEARANCES—

For Applicant: Isidor Lapan.

For Opposition: Samuel Kislak, William F. Walsh and William R. Altman.

ACTION OF BOARD—Application dismissed for lack of prosecution. No attorney for applicant.

THE VOTE TO DISMISS—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

WHEREAS, this application was filed November 22, 1930, and on date of first hearing, May 26, 1931, on request of applicant, the matter was laid over to June 9, 1931, at 2 p. m., for final disposition, and agreed to by both sides; on June 9, 1931, the matter was again laid over to June 30, for final disposition, on request of applicant, and agreed to by both sides; on June 30, 1931, the applicant, through a representative, again requested further adjournment, stating he was unable to be present; and

WHEREAS, on motion of Commissioner Guilfoyle to dismiss,

*Resolved*, that the application be and it hereby is *dismissed* for lack of prosecution.

135-31-BZ.

APPLICANT—William Richter, for Philip J. Rentz, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—239-241 Palmetto street, north side, 200 ft. east of Wilson avenue, Brooklyn.

APPEARANCES—

For Applicant: William Richter and Mrs. Philip J. Rentz.

For Opposition: Martin C. Epstein and Harry Hubschman.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

|                                                                                                 |   |
|-------------------------------------------------------------------------------------------------|---|
| Affirmative: Commissioner Guilfoyle .....                                                       | 1 |
| Negative: Temporary Chairman Connell, Commissioner Holland and Assistant Chief McElligott ..... | 3 |
| Absent .....                                                                                    | 0 |

THE RESOLUTION—

(135-31-BZ)

WHEREAS, William Richter, for Philip Rentz, owner, filed, March 23, 1931, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 239-241 Palmetto street, north side, 200 ft. east of Wilson avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 30, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Palmetto street is in a residence district; Gates avenue is in a business district; Wilson avenue is in a business district; Knickerbocker avenue is in a business district, and Woodbine street is in a residence district; and



# MINUTES

WHEREAS, the decision of the superintendent of buildings, rendered March 19, 1931 (re Applic. No. 2805-1931), reads:

"Proposed public garage for more than five motor vehicles to be located in a residential district is contrary to Art. II, Sect. 3 of Zone Resolution.";

and  
WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 24 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board demed that applicant was not entitled to relief under section 21 on the grounds of practical difficulty or unnecessary hardship, and the relief if granted under section 7g would tend to destroy the residential character of the neighborhood which, with but one exception, is so far uninvaded.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

53-31-BZ.

APPLICANT—Isaac T. Flatto, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of a gasoline service station and garages for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3001-3019 Tibbett avenue and 301-331 West 230th street, northwest corner, The Bronx.

APPEARANCES—

For Applicant: Isaac T. Flatto.

For Opposition: Leon B. Bernstein, William Rubin and Edward J. Gallagher.

ACTION OF BOARD—Report of committee adopted.

THE VOTE TO ADOPT REPORT—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE VOTE TO GRANT—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(53-31-BZ)

WHEREAS, Isaac T. Flatto, owner, filed, January 30, 1931, an application, under the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a gasoline service station and garages for the storage of more than five (5) motor vehicles; premises 3001-3019 Tibbett avenue and 301-331 West 230th street, northwest corner, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 30, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 230th street is in a business district; Tibbett avenue is in a residence district; Spuyten Duyvil road, west side, is in a business district; Spuyten Duyvil road, east side, north of 230th street, is in a business district, and Spuyten Duyvil road, east side, south of 230th street, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 24, 1931 (re N. B. 904-1930), reads:

"1. Proposed gasoline service station and garages for storage of more than five motor vehicles on plot partly in business district and partly in residence district is

contrary to provisions of Building Zone Resolution.";

and  
WHEREAS, the permises consist of a plot of ground having a frontage of approximately 300 ft. on 230th street and 175 ft. on Tibbett avenue; an irregular portion at the northeast corner of the plot is in the residence district; the remainder is in the business district, upon which it is proposed to erect eighty-three (83) individual metal garages, a one-story office, approximately 10 ft. by 18 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the applicant at the hearing stated he wished to include section 7, subdivision f, of the building zone resolution in his basis of appeal, thereby applying for a variation for a temporary permit for two years. and

WHEREAS, the board deemed that applicant is entitled to relief under sections 7f and 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for a temporary period of two years, for that portion of the property at the intersection of Spuyten Duyvil road and 230th street for a distance on 230th street of approximately 85.45 ft. for use as a gasoline service station, *on condition* that all pumps shall be set back at least 10 ft. from the building line; that there shall be but two entrances to the gasoline station, both confined to 230th street; that the curb cuts thereto shall be not more than 14 ft. wide each; that any accessory use to the conduct of a gasoline service station shall be housed in one-story structures placed in the rear of this portion of the plot; that all permits required shall be obtained within six months and all work completed within eighteen months from the date of this action.

391-29-BZ.

APPLICANT—LeRoy P. Ward, for Park Avenue-39th Street Corp., owner.

SUBJECT—Application for reopening—extension of time to complete work—re: Application (decision of the superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence use district extending from a retail use district, and also within a one and one-half times height district extending from a two times height district, the erection and maintenance of a business (office) building, and also the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

PREMISES AFFECTED—81-91 Park avenue and 101-107 East 39th street, northeast corner, Manhattan.

APPEARANCES—

For Applicant: LeRoy P. Ward.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(391-29-BZ)

WHEREAS, LeRoy P. Ward, for Park Avenue-39th Street Corp., owner, filed, June 6, 1929, an application, under the building zone resolution, to permit in a residence use district, extending from a retail use district and, also, within a one and one-half times height district, extending from a two times height district, the erection and maintenance of a business (office) building and, also, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 81-91 Park avenue and



# MINUTES

101-107 East 39th street, northeast corner, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 23, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the area on the north side of an east-and-west line, located 100 ft. south of 40th street, is in a two times height district; the area south of the above area is in a one and one-half times height district, and Park avenue, East 39th street and East 40th street are in residence and retail use districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 6, 1929 (re N. B. Applic. No. 451-29), reads:

"2. A business building may not be erected in a residence district. Zoning Resolution, Sec. 3. Application is incorrect as to use district.

"6. Provide lawful setback for front walls. Zoning Resolution, Sec. 8, 9."

and

WHEREAS, the proposed building is to be of fireproof construction, fifty stories in height, with a frontage of 123 ft.  $5\frac{1}{4}$  in. and a depth of 105 ft. and 155 ft., irregular; to be occupied as a business (store and office) building; it is proposed to erect a store and office building, located 100 ft. in the retail use district and extending 55 ft. in a residence district, also to erect the street walls 234 ft. in height without a setback; under the zone resolution the northerly end of Park avenue front wall (23 ft.  $5\frac{1}{4}$  in. in length) may be erected 200 ft. in height; the southerly end of Park avenue front wall (100 ft. in length), also the westerly end of the 39th street wall (150 ft. in length) may be erected 150 ft. in height, and the easterly end of the 39th

street wall (5 ft. in length) may be erected 90 ft. in height, plus the dormer privilege in each case; and

WHEREAS, the property involved in this application is a corner plot, and as provided by the height district exceptions, article III, section 9, on a corner plot, the board is empowered to extend the height for a distance of 150 ft.; and

WHEREAS, there is but an additional 5 ft. asked for in the application, the board believes that, in accordance with section 719 of the charter and section 21 of the building zone resolution, the health, safety and welfare of adjoining property owners would be best protected by the inclusion of the additional 5 ft. within the height exception; and

WHEREAS, this application was granted by the board at its meeting, July 23, 1929, on certain conditions, and applicant requested a modification of the time limit imposed, the matter having been in court on a writ of certiorari, and applicant now requests a further extension of time to complete work, permits having been obtained.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the height and use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, so far as it affects the extension of a use within the residence use area of the plot in accordance with the retail district regulations, and the height of a distance of 155 ft. easterly from Park avenue in accordance with the height regulations affecting Park avenue frontage, *on condition* that the building shall comply with the requirements of the zoning law in all other respects. that all permits required shall be obtained within nine months and the work completed within thirty months from September 30, 1930.

Adjourned 1.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, JUNE 30, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### BUILDING ZONE CASES.

59-31-BZ.

APPLICANT—Benjamin Antin, for Sydmar Holding Corporation and Florence Thau, owners.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the extension of a motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—2548 White Plains road, E.S. 160.59 ft. south of Allerton avenue, The Bronx.

APPEARANCES—

For Applicant: Benjamin Antin.

For Opposition: Louis Wilk.

ACTION OF BOARD—Laid over to July 17, 1931, at 10 a. m., for inspection and report by committee of board.

622-30-BZ.

APPLICANT—Christian S. Juell, for William J. Dempsey, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 7g of the building zone resolution, previously denied under section 21—to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

APPEARANCES—None.

ACTION OF BOARD—Laid over to September 15, 1931, at 10 a. m., on written request of applicant.

751-30-BZ.

APPLICANT—Henry Nordheim, for Samuel Aptakin, owner.

SUBJECT—Request for acceptance—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a one-story extension to be occupied for business purposes.

PREMISES AFFECTED—1000 East 172nd street and 1508-1514 Longfellow avenue, southeast corner, The Bronx.

APPEARANCES—

For Applicant: Samuel Sweetbaum and Henry Nordheim.

ACTION OF BOARD—Application dismissed as being improperly before the board.

THE VOTE TO ACCEPT APPLICATION—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

THE VOTE TO DISMISS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, a similar application had previously been denied by the board and no new facts have been presented.  
*Resolved*, that the application be and it hereby is *dismissed* as improperly before the board.

209-30-BZ.

APPLICANT—Malcolm C. Butler, owner:

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn. reopened May 12, 1931).

PREMISES AFFECTED—220-01 Northern boulevard, northeast corner of 220th street, Bayside, Queens.

## APPEARANCES—

For Applicant: W. E. Kennedy.

ACTION OF BOARD—Application denied, report of committee adopted.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

## THE VOTE TO GRANT—

|                                                                        |   |
|------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell and Commissioner Holland ..... | 2 |
| Negative: Commissioner Guilfoyle and Assistant Chief McElligott .....  | 2 |
| Absent .....                                                           | 0 |

## THE RESOLUTION—

(209-30-BZ)

WHEREAS, Malcolm C. Butler, owner, filed, March 24, 1930; reopened May 12, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 220-01 Northern boulevard, northeast corner of 220th street, Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 30, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Northern boulevard is in a business district; Lawrence boulevard is in a residence district, and 220th street and 200th place are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 3, 1930 (re Plan No. N. B. 610-30), reads:

"The erection of a gasoline service station in a business district is contrary to Article 2, Section 4, subdiv. 46 of the Building Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100 ft. on Northern boulevard and 100 ft. on 220th street, upon which it is proposed to erect a one-story office, 22 ft. by 26 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed, after inspection of the premises by a committee of the board, that the applicant has failed to substantiate his basis of appeal under section 21 of the building zone resolution—practical difficulties and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

23-31-BZ.

APPLICANT—William A. Lacerenza for Bernard Strattman, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a business district

and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also the installation of a gasoline service station.

PREMISES AFFECTED—2854-2864 86th street, south side, 8 ft. 9 in. east of Avenue W, Brooklyn.

## APPEARANCES—

For Applicant: Martin L. Beer.

ACTION OF BOARD—Report of committee adopted. Application denied.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

## THE VOTE TO GRANT—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

## THE RESOLUTION—

(23-31-BZ)

WHEREAS, William A. Lacerenza, for Bernard Strattman, owner, filed, January 16, 1931, an application, under the building zone resolution, to permit in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles and, also, the installation of a gasoline service station; premises 2854-2864 86th street, south side, 8 ft. 9 in. east of Avenue W, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 30, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 86th street is in a business district; West 7th street is in a residence district, and Boynton place and Avenue W are in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 6, 1931 (re App. No. 16073-1930), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4, subdiv. 46. A gasoline service station in a business district. Proposition contrary to the Zone Resolution Art. II, Sec. 3 and Sec. 42, 15. The erection of a garage for more than five motor vehicles partly in a residential and partly in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 100 ft. on 86th street and 148 ft. 11 in. on West 7th street and a depth of 58 ft. and 161 ft. 5 in., irregular; to be occupied as a garage for the storage of more than five motor vehicles and, also, a gasoline service station; and

WHEREAS, in view of the report of the committee of inspection, the board deemed that applicant was not entitled to relief under section 21 on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

758-30-BZ.

APPLICANT—Arthur N. Field, for Estate of Frank Eller, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1507-1513a Myrtle avenue and 280 Irving avenue, northwest corner, Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Arthur N. Field.  
For Opposition: Karl K. Klein.

ACTION OF BOARD—Report of committee adopted. Application denied.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE VOTE TO WITHDRAW—

Affirmative ..... 0  
Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Absent ..... 0

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Absent ..... 0

## THE RESOLUTION—

(758-30-BZ)

WHEREAS, Arthur N. Field, for Estate of Frank Eller, owner, filed, December 29, 1930, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1507-1513-a Myrtle avenue and 280 Irving avenue, northwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 30, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Myrtle avenue is in a business district; Irving avenue is in a business district, and Grove street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 17, 1930 (re Applic. No. 15661), reads:

"1. Proposed gasoline station in business dist. in violation of art. II, sec. 4(a 46), zone resolution."; and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 90 ft. 7¾ in. on Irving avenue, 128 ft. on Myrtle avenue and a distance of 89 ft. 8¾ in. along the west lot line, upon which it is proposed to erect a one-story structure, approximately 45 ft. by 20 ft. in area, to be used as office and auto laundry; also to install grease racks and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, this application has been the subject of a public hearing and inspection by a committee of the board, on which the committee reports unfavorably on the granting of the application under the present conditions.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

54-31-BZ.

APPLICANT—Samuel Rosenblum, for Vandee Bldg. Co., Inc., owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—South side of Metropolitan avenue, north side of 85th avenue and east side of 125th street, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Samuel Rosenblum.  
For Opposition: George A. Lindsay, George L. Lawson and Henry D. Drewes.

ACTION OF BOARD—Report of committee adopted. Application granted on condition.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(54-31-BZ)

WHEREAS, Samuel Rosenblum, for Vandee Building Co., Inc., owner, filed, January 30, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises south side of Metropolitan avenue, north side of 85th avenue and east side of 125th street, Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 30, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Metropolitan avenue, north side, east of a point 100 ft. east of Cuthbert place, is in an unrestricted district; Metropolitan avenue, south side, west of 126th street, is in a business district; Metropolitan avenue, south side, east of 126th street, is in an unrestricted district, and 125th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 10, 1931 (re Plan No. N. B. 7299-30), reads:

"The erection of a gasoline service station in a business district is contray to Sec. 4, subdiv. 46 of the Zone Law."; and

WHEREAS, the premises consist of a plot of ground having a frontage of 70.31 ft. on 85th avenue, 50.40 ft. on 125th street and 79.24 ft. on Metropolitan avenue, upon which it is proposed to erect a one-story office, approximately 20 ft. by 10 ft., grease pits and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed, after an inspection of the property by a committee of the board, that the applicant has substantiated his basis of appeal under section 21 of the building zone resolution—practical difficulties and unnecessary hardship—and is, therefore, entitled to relief.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the entrances and exits to the gasoline station shall be confined to the Metropolitan avenue frontage (two in number); that there shall be constructed along the building line on Metropolitan avenue, 125th avenue and 85th avenue a concrete curbing not less than 12 in. in width and 12 in. in height; on the Metropolitan avenue frontage openings to be gasoline station shall be not more than 12 ft. in width with curb cuts directly in front of said openings not more than 14 ft. in width each; that all pumps shall be set back at least 10 ft. from the inside of the concrete curbing; that any advertising sign shall be confined to the illuminated globes of the pumps. that any accessory use shall be housed in a one-story masonry structure, built of tapestry brick or white enamel brick with panel design, with Spanish tile or variegated slate roof; that all openings to said structure, other than pedestrian opening, shall be from the inside of the plot; that any grease racks installed on the premises shall be housed in a structure of



# MINUTES

similar design to that of the other buildings to be located on the premises, one story in height, with arched openings in front to permit the ingress and egress of cars; said openings to be located facing the inside of the property, not accessible from the street front; that all necessary permits shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

593-29-BZ.

APPLICANT—McCooley & Conroy, for Newford Realty Co., Inc., owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn).

PREMISES AFFECTED—2367-2387 Gravesend avenue northeast corner of Village road South, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Samuel P. Lux.

ACTION OF BOARD—Report of committee adopted. application denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE VOTE TO GRANT—

|                                                                                                 |   |
|-------------------------------------------------------------------------------------------------|---|
| Affirmative: Commissioner Guilfoyle .....                                                       | 1 |
| Negative: Temporary Chairman Connell, Commissioner Holland and Assistant Chief McElligott ..... | 3 |
| Absent .....                                                                                    | 0 |

THE RESOLUTION—

(593-29-BZ)

WHEREAS, McCooley & Conroy, for Newford Realty Co., Inc., owner, filed, October 2, 1929; withdrawn March 4, 1930; reopened March 3, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2367-2387 Gravesend avenue, northeast corner of Village Road South, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 30, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gravesend avenue is in a business district; Village Road South and Stryker street are in a residence district, and Gravesend Neck road is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 10, 1929 (re App. No. 13629-29), reads:

"Proposed public garage to be located in a business use district is contrary to Art. II, Sec. 4-a of Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 80 ft. and a depth of 177 ft. 8¼ in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the application before the board was the subject of an inspection by a committee of the board, which report of said committee is made a part of this resolution:

## REPORT OF COMMITTEE OF INSPECTION

On June 19, 1931, a committee of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

This is an application under section 21, hardship, to permit in a business district the erection and maintenance of a garage for more than five motor vehicles in the premises above noted.

The property under appeal with a frontage of 177 ft. 8¼ in. on Gravesend avenue and a depth of 80 ft. on Village Road South is located wholly within the business use district and is at the intersection of Gravesend avenue and Village Road South.

The only non-conforming use in this locality is opposite the property under appeal on the west side of Gravesend avenue at the intersection of Village Road South, and is Borden's stable, evidently in existence prior to the enactment of the building zone resolution.

Adjacent to the property under appeal, running eastward from Gravesend avenue on Village Road South, to West 1st street or Village road, the property is developed on the north side with two-family dwellings.

On the plan filed with this appeal there is no street shown running parallel to Gravesend avenue from Village Road South northward, between Gravesend avenue and Village Road.

The committee found at the inspection that such a street does exist 40 ft. in width, running from Village Road South northwardly to about 50 ft. south of Gravesend Avenue. This street is fully developed on both sides with very attractive two-story dwellings. The property on the west side of this street, therefore, would be very greatly affected by the building of this garage. This property is known as Nos. 24 to 38 Village court.

There have been filed with this appeal twenty objections and no consents.

Among these objectors are the balance of properties on the east side of Gravesend avenue from the property under appeal to Gravesend Neck road and all the property on the north side of Village Road South from the property under appeal to Village road.

On Gravesend avenue is the elevated railroad structure and on the street surface, between the columns of the elevated railroad structure, is the street surface line, the right of way of which is as yet unpaved.

It would seem that due to the fact that there is only one non-conforming use, and that located on the west side of Gravesend avenue, within the area which would be affected by this application and the large number of objections and no consents filed in this case and the otherwise conforming development, the applicant has not substantiated his application under section 21, hardship.

Signed HENRY L. CONNELL,  
Temporary Chairman

JAMES P. HOLLAND,  
JOHN GUILFOYLE

Dissenting.

WHEREAS, the applicant states that although the report specifically mentions section 21, hardship, only, he is entitled to consideration under section 7, subdivision e, the basis of his appeal being the stable mentioned in the report.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

Adjourned 4.45 p. m.

WILLIAM J. O'GORMAN, Secretary.

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price \$1.25; by mail \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price 30c; by mail 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

TUESDAY AFTERNOON, JUNE 30, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEAL FROM ADMINISTRATIVE ORDER.

361-16-A.

APPELLANT—New York Board of Fire Underwriters.

SUBJECT—Application for reopening—re: rescindment or amendment of general resolution, as adopted in addition to resolution in this specific appeal.

### APPEARANCES—

For Appellant: H. H. Murdock.

ACTION OF BOARD—Appeal reopened and resolution interpreted.

### THE VOTE TO REOPEN AND INTERPRET RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

### THE RESOLUTION—

(361-16-A)

WHEREAS, under the above calendar number December 14, 1916, the board adopted the following general resolution:

Resolved, further, that interior partition walls in non-fire-proof tenement houses provided for the purpose of limiting the area of sections of the building to less than 2,500 sq. ft. to comply with the requirements of section 72-1-e building code are not required to be extended above the roof; and

WHEREAS, the New York Board of Fire Underwriters requested an interpretation of this general resolution.

Resolved, that the board reaffirms its action of December 14, 1916, and that the interior partition walls in question shall not be required to extend above the roof, but that all such partition walls shall be carried to the top of roof boards in all future installations.

### RULES

281-22-SR.

SUBJECT—Amendment to Standpipe-Fire Line Rules.

APPEARANCES—H. H. Murdock, Mr. Conron, Mr. Hynes, John J. Mahoney, tenement house department and Inspector Maher, fire department.

ACTION OF BOARD—Laid over to September 15, 1931, at 4 p. m.

693-20-SR.

SUBJECT—Plumbing Rules, amendments to.

### APPEARANCES—

For Petitioner: H. H. Murdock, Mr. Milliken and Mr. Conron.

For Administration: Inspector Ormond Burke, department of water, gas and electricity.

ACTION OF BOARD—Petition laid over to September 15, 1931, at 4 p. m.

Adjourned: 5:45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

### \* CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, June 23, 1931, as they appeared in Bulletin No. 26, Vol. XVI, are hereby corrected to read as follows:

### THE RESOLUTION—

(92-31-BZ)

WHEREAS, Sarah Raskin and Yetta Raskin, owners, filed, February 19, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 8401-8411 Flatlands avenue and 769 East 84th street, northeast corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 23, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Flatlands avenue is in a business district. East 84th street is in a residence and unrestricted district; East 85th street is in a business and unrestricted district, and East 83rd street is in a residence and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 9, 1931 (re Applic. No. 1248-1931), reads:

"Proposed gasoline service station to be located in a business use district is contrary to Art. II, Sec. 4a of the Zone Resolution.";

and

\* Correction—Word "Flatbush" changed to "Flatlands" in line 45 of resolution.

WHEREAS, the premises consists of a corner lot, 100 ft. by 85 ft.; it is proposed to erect an office, also an auto laundry, each 18 ft. by 20 ft., construct three grease pits, bury five 550-gallon tanks and erect five pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, applicant amends his application, requesting a temporary permit under section 7, subdivision f, of the building zone resolution, which permits a non-conforming use for a temporary period of two years in undeveloped sections; and

WHEREAS, the board deems that applicant is entitled to temporary relief under section 21 on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, for a temporary permit for two years, on condition that any gasoline pumps shall be set back 10 ft. from the building line; that the entrances to the gasoline station shall be confined to the Flatlands avenue portion of the premises, which shall consist of two entrances, the curb cuts of which shall be not more than 14 ft. each in width; that any accessory use shall be confined along the northerly lot line of the premises; that these nonditions shall be maintained only so long as the premises are operating under the temporary permit, and in the event that a permanent permit shall be granted at some future time, the usual conditions and restrictions which are imposed on gasoline stations shall be imposed by this board, and that all permits shall be obtained within six months and any work involved shall be completed within nine months from the date of this action.



---

# PUBLIC HEARING

---

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules.

Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.

13. Approved 3 in. x 3 in. siamese, with approved caps.

14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.

15. The siamese street riser, wall collars and caps painted a Fire Department red.

16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.

17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

---

# PUBLIC HEARING

---

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[396-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules.

Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, *an approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

---

# NOTICE

---

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# RULES

## PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS.

Adopted by the Superintendents of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931

### Filings of Drawings, Descriptions, Etc.

1. Drawings and triplicate descriptions, on forms furnished by the Bureau of Buildings for all Plumbing and Drainage, shall be properly filled in, and filed by the owner or architect in the said Bureau. The plans must be drawn to scale in ink, on cloth, or they must be cloth prints of such scale drawings, and shall consist of such floor plans and sections as may be necessary to show clearly all plumbing work to be done, and must show partitions and methods of ventilating water-closet apartments.

2. The said plumbing and drainage shall not be commenced or proceeded with until said drawings and descriptions shall have been so filed and approved by the Superintendent of Buildings.

3. No modification of the approved drawings and descriptions will be permitted unless either amended drawings and triplicate descriptions, or an amendment to the original drawings and descriptions, covering the proposed change or changes, are so filed and approved by the Superintendent of Buildings.

4. The drainage and plumbing of all buildings, both public and private, shall be executed in accordance with the rules and regulations of the Bureau of Buildings.

5. Repairs or alterations of plumbing or drainage may be made without filing drawings and descriptions in the Bureau of Buildings, but such repairs or alterations shall not be construed to include cases where new vertical lines or horizontal branches of soil, waste, vent or leader pipes are proposed to be used.

6. Notice of such repairs or alterations shall be given to the said bureau before the same are commenced in such cases as shall be prescribed by the rules and regulations of the said bureau, and the work shall be done in accordance with the said rules and regulations.

7. Where repairs or alterations, ordered by the Board of Health or Tenement House Department for sanitary reasons, include cases where new vertical and horizontal lines of soil, waste, vent or leader pipes are proposed to be used or old ones replaced, drawings and descriptions must be filed with and approved by the Superintendent of Buildings before same shall be commenced or proceeded with.

8. Repairs and alterations may comply in all respects with the weight, quality, arrangement and venting of the rest of the work in the building. Except when an existing soil, waste or vent line has been damaged by fire or other causes to the extent of 50 per cent or more of its entire length, same must be replaced by new lines installed in accordance with the rules and regulations governing new lines.

9. No plumbing and drainage or any part thereof shall be commenced until the plumber who is to do the work shall sign the specifications and make affidavit that he is duly authorized to proceed with the work. Affidavit must give the name and address of owner and plumber, etc. No registered plumber shall sign the specifications and act as the agent for a plumber who has not obtained a certificate of competency from the Examining Board of Plumbers as an Employing or Master Plumber. A violation of this rule will be deemed a sufficient reason by the Superintendent of Buildings for the cancellation of a Certificate of Registration, in accordance with Chapter 803, Laws of 1896.

10. One set of specifications will be received for not more

than ten houses, and then only when on adjoining lots and houses are exactly alike.

11. Written notices must be given to the Superintendent of Buildings by the plumber when any work is begun, and at such times as the work is ready for inspection.

### Definition of Terms.

12. The term "private sewer" is applied to main sewers that are not constructed by and under the supervision of the Department of Public Works.

13. The term "house sewer" is applied to that part of the main drain or sewer extending from a point two feet outside of the outer front wall of the building, vault or area to its connection with public sewer, private sewer or cesspool.

14. The term "house drain" is applied to that part of the main horizontal drain and its branches inside the walls of the building, vault or area and extending to and connecting with the house sewer.

15. The term "soil line" is applied to any vertical line of pipe having outlets above the floor of first story for water closet connections.

16. The term "waste line" is applied to any vertical line of pipe having outlets above the first floor for fixtures other than water closet.

17. The term "vent pipe" is applied to any special pipe provided to ventilate the system of piping and to prevent trap siphonage and back pressure.

### Materials and Workmanship.

18. All materials must be of the best quality, free from defects, and all work must be executed in a thorough, workmanlike manner.

19. All cast-iron pipes and fittings must be uncoated, sound, cylindrical and smooth, free from cracks, sand holes and other defects, and of uniform thickness.

20. Pipe, including the hub, shall weigh not less than the following average weights per linear foot:

| Diameters      | Weights per Linear Foot |               |
|----------------|-------------------------|---------------|
|                | Standard                | Extra Heavy   |
| 2 inches.....  | 3 3/5                   | 5 1/2 pounds  |
| 3 inches.....  | 5 1/5                   | 9 1/2 pounds  |
| 4 inches.....  | 7                       | 13 pounds     |
| 5 inches.....  | 9                       | 17 pounds     |
| 6 inches.....  | 11                      | 20 pounds     |
| 7 inches.....  | 14                      | 27 pounds     |
| 8 inches.....  | 17                      | 33 1/2 pounds |
| 10 inches..... | 23                      | 45 pounds     |
| 12 inches..... | 33                      | 54 pounds     |

Standard pipe may be used above ground in residence buildings not exceeding two stories and basement in height. In all other buildings extra heavy pipe shall be used.

21. The size, weight and maker's name must be cast on each length of pipe.

22. All joints must be made with picked oakum and molten lead and be made gas tight. Twelve ounces of fine, soft pig lead must be used at each joint for each inch in the diameter of the pipe when extra heavy pipe is used, and nine ounces when standard pipe is installed.

23. All wrought iron and steel pipes must be equal in quality to "standard" and must be properly tested by the manufacturer. All pipe must be lap-welded. No plain black or uncoated pipe will be permitted.

24. All wrought iron or steel water supply, vent, waste and soil pipes must be galvanized.



# RULES

25. Where galvanized wrought iron or steel pipe is required the fittings used on same must also be galvanized.

26. Fittings for waste or soil and refrigerator waste pipes must be cast-iron recessed and threaded drainage fittings, with smooth interior waterway, and threads tapped, so as to give a uniform grade to branches of not less than one-fourth of an inch per foot.

27. Short nipples on wrought iron or steel pipe, where the unthreaded part of the pipe is less than one and one-half inches long, must be of the thickness and weight to correspond to weight of pipe.

28. The pipe shall not be less than the following average thickness and weight per linear foot:

| Diameters      | Thicknesses | Weights per Linear Foot |
|----------------|-------------|-------------------------|
| 1½ inches..... | .14 inches  | 2.68 pounds             |
| 2 inches.....  | .15 inches  | 3.61 pounds             |
| 2½ inches..... | .20 inches  | 5.74 pounds             |
| 3 inches.....  | .21 inches  | 7.54 pounds             |
| 3½ inches..... | .22 inches  | 9.00 pounds             |
| 4 inches.....  | .23 inches  | 10.66 pounds            |
| 4½ inches..... | .24 inches  | 12.34 pounds            |
| 5 inches.....  | .25 inches  | 14.50 pounds            |
| 6 inches.....  | .28 inches  | 18.76 pounds            |
| 7 inches.....  | .30 inches  | 23.27 pounds            |
| 8 inches.....  | .32 inches  | 28.18 pounds            |
| 9 inches.....  | .34 inches  | 33.70 pounds            |
| 10 inches..... | .36 inches  | 40.06 pounds            |
| 11 inches..... | .37 inches  | 45.02 pounds            |
| 12 inches..... | .37 inches  | 48.98 pounds            |

29. All brass pipe for soil, waste and vent pipes and solder nipples must be thoroughly annealed, drawn, brass tubing, of standard iron-pipe gauge.

30. Connections on brass pipe and between brass pipe and traps on iron pipe must not be made with slip joints of couplings. Threaded connections on brass pipe must be of the same size as iron pipe thread for same size of pipe and be tapered.

31. The following average thicknesses and weights per linear foot will be required:

| Diameters      | Thicknesses | Weights per Linear Foot |
|----------------|-------------|-------------------------|
| 1½ inches..... | .14 inches  | 2.84 pounds             |
| 2 inches.....  | .15 inches  | 3.82 pounds             |
| 2½ inches..... | .20 inches  | 6.08 pounds             |
| 3 inches.....  | .21 inches  | 7.92 pounds             |
| 3½ inches..... | .22 inches  | 9.54 pounds             |
| 4 inches.....  | .23 inches  | 11.29 pounds            |
| 4½ inches..... | .24 inches  | 13.08 pounds            |
| 5 inches.....  | .25 inches  | 15.37 pounds            |
| 6 inches.....  | .28 inches  | 19.88 pounds            |

32. Where light or heavy pipe is used brass ferrules must be of best quality cast brass, not less than 4 inches long and 2 inches and 3 inches and 4 inches in inside diameter and not less than the following weights:

| Diameters     | Weights  |           |
|---------------|----------|-----------|
| 2 inches..... | 1 pound  | 0 ounces  |
| 3 inches..... | 1 pound  | 12 ounces |
| 4 inches..... | 2 pounds | 8 ounces  |

33. One and one-half inch ferrules are not permitted.

34. Soldering nipples must be heavy cast brass or of brass pipe, iron pipe-size. When cast they must not be less than the following weights:

| Diameters      | Weights  |           |
|----------------|----------|-----------|
| 1½ inches..... | 0 pound  | 8 ounces  |
| 2 inches.....  | 0 pound  | 14 ounces |
| 2½ inches..... | 1 pound  | 6 ounces  |
| 3 inches.....  | 2 pounds | 0 ounces  |
| 4 inches.....  | 3 pounds | 8 ounces  |

35. Brass screw caps for cleanouts must be extra heavy, not less than one-eighth of an inch thick. The screw cap must have a solid square or hexagonal nut, not less than one inch high, with a least diameter of one and one-half inches. The body of the cleanout ferrule must be at least equal in weight and thickness to the caulking ferrule for the same size of pipe.

36. Where cleanouts are required by rules and by the approved plans, the screw cap must be of brass. The engaging part must have not less than six threads of iron-pipe size and be tapered. Cleanouts must be of full size of trap up to four inches in diameter, and not less than four inches for larger traps.

37. The use of lead pipes is restricted to the short branches of the soil and waste pipes, bends and traps, roof connections of inside leaders.

"Short branches" of lead pipe shall be construed to mean not more than:

|                |              |
|----------------|--------------|
| 8 feet of..... | 1½ inch pipe |
| 5 feet of..... | 2 inch pipe  |
| 2 feet of..... | 3 inch pipe  |
| 2 feet of..... | 4 inch pipe  |

38. All connections between lead pipes and between lead and brass or copper pipes must be made by means of "wiped" solder joint.

39. All lead waste, soil, vent and flush pipes must be of the best quality, known in commerce as "D," and of not less than the following weights per linear foot:

| Diameters                           | Weights per Linear Foot |
|-------------------------------------|-------------------------|
| 1¼ inch (for flush pipes only)..... | 2½ pounds               |
| 1½ inches.....                      | 3 pounds                |
| 2 inches.....                       | 4 pounds                |
| 3 inches.....                       | 6 pounds                |
| 4 and 4½ inches.....                | 8 pounds                |

40. All lead traps and bends must be of the same weights and thicknesses as their corresponding pipe branches. Sheet lead for roof flashings must be six-pound lead, and must extend not less than six inches from the pipe, and the joint made watertight.

41. Copper tubing, when used for inside leader roof connections, must be seamless drawn tubing, not less than 22 gauge, and when used for roof flashings must be not less than 18 gauge.

## General Regulations.

42. Each building must be separately and independently connected with a public or private sewer, or cesspool, except where a building is located on the rear of the same lot with another building, when its plumbing and drainage system may be connected to the house-drain of the front build-



# RULES

ing behind the house trap and fresh air inlet which shall be used for both buildings if sewer connected; or may be connected to an existing cesspool of front house and be provided with a separate house trap and fresh air inlet.

43. Every building must have its sewer connections directly in front of the building, unless permission is otherwise granted by the Superintendent of Buildings.

44. Where there is no sewer in the street or avenue, and it is possible to construct a private sewer to connect in an adjacent street or avenue, a private sewer may be constructed, to be used in common for one or more buildings. It must be laid outside the curb under the roadway.

45. Cesspool and privy vaults will be permitted only after it has been shown to the satisfaction of the Superintendent of Buildings that their use is absolutely necessary.

46. When allowed, they must be constructed strictly in accordance with the terms of the permit issued by the Superintendent of Buildings.

47. Cesspools must not be used as privy vaults nor can privy vaults be used as cesspools. Cesspool and privy vaults must be located at least 15 feet from any building and on the same lot as building for which their use is intended. Walls of cesspools and privy vaults when constructed of brick must be 8 inches thick; if of stone, 18 inches thick. Bottoms of cesspools and privy vaults must be of stone concrete 6 inches thick. The entire interior surface of cesspools and privy vaults must be finished with a coating of Portland cement mortar 1 inch thick.

48. As soon as it is possible to connect with a public sewer, the owner must have the cesspool and privy vault emptied, cleaned and disinfected and filled with fresh earth, and have a sewer connection made in the manner herewith prescribed.

49. All pipe lines must be supported at the base on brick piers, or by heavy iron hangers from the cellar ceiling-beams, and along the line by heavy iron hangers at intervals of not more than ten feet.

50. All pipes, issuing from extensions or elsewhere, which would otherwise open within 20 feet of the window of any building, must be extended above the top of any window located within such distance. When a building exceeds in height that of an adjoining building, and windows or openings are cut in the wall on the lot line within 20 feet of the roof terminal of any soil, waste or vent line now in place or subsequently installed in the lower building, the owner of the higher building shall defray the expense of extending said soil, waste or vent lines above the roof of the higher building, or shall himself make such alteration.

51. The arrangement of all pipes must be as straight and direct as possible. Offsets will be permitted only when unavoidable.

52. All pipes and traps should, where possible, be exposed to view. They should always be readily accessible for inspection and repairing.

53. In every building where there is a leader connected to the drain, if there are any plumbing fixtures, there must be at least one four (4) inch pipe extending above the roof for ventilation.

## Yard, Area and Other Drains.

54. All yards, areas and courts exceeding 15 square feet in area must be drained into the sewer. A shaft open at the top not exceeding 25 square feet in area, and which cannot be connected in back of a leader, yard, court or area drain trap, may be drained into a publicly-placed, water-supplied, properly-trapped and vented slop sink.

55. These drains, when sewer-connected, must have con-

nections not less than three inches in diameter. They should be controlled by one trap—the leader trap, if possible.

56. Floor drains will only be permitted when it can be shown to the satisfaction of the Superintendent of Buildings that their use is absolutely necessary and arrangements made to maintain a permanent water seal in the traps.

57. Cellar drains may be connected in back of and controlled by a leader, yard, court or area drain trap which need not be vented.

58. Subsoil drains should discharge into a sump or receiving tank, the contents of which if discharged by gravity may be discharged into a rain leader, yard, court or area drain behind the trap controlling same or may be discharged through a properly-trapped and vented, water-supplied receptacle. Where mechanical force is required to discharge the contents into the plumbing and drainage system, a proper automatic cut-off or check valve must be provided on the connection between house-drain and apparatus used for raising the contents of sump-pit.

59. The contents of settling chamber or dust receptacle for vacuum cleaners may be discharged into a Plumbing and Drainage system, the same as sub-soil drain sump-pits.

## Leaders.

60. Every building shall be kept provided with proper metallic gutters and rain leaders for conducting water from all roofs in such manner as shall protect the walls and foundations from injury. In no case shall the water from any rain leader be allowed to flow upon the sidewalk or adjoining property, but the same shall be conducted by proper pipes to the sewer. If there be no sewer in the street upon which the building fronts, then the water from said leaders may be conducted by proper pipes laid below the surface of sidewalk to the street gutter, or may be conducted by extra heavy cast-iron pipe to a leeching cesspool located at least 20 feet from any building. No plumbing fixtures shall discharge into a leeching cesspool.

61. Inside leaders must be made of cast-iron, wrought iron or steel, with roof connections made gas and water tight by means of a heavy lead or copper-drawn tubing wiped to a brass ferrule or nipple caulked or screwed into the pipe.

62. Outside leaders may be made of sheet metal, but they must connect with the house drain by means of a cast-iron pipe extending vertically five feet above the grade level.

63. Leaders must be trapped with cast-iron running traps so placed as to prevent freezing.

64. Rain-water leaders must not be used as soil, waste or vent pipes, nor shall any such pipe be used as a leader.

## The House Sewer, House Drain, House Trap and Fresh Air Inlet.

65. Old house sewers may be used in connection with new buildings or new plumbing only when they are found, on examination by the plumbing inspector, to conform in all respects to the requirements governing new sewers.

66. When a proper foundation consisting of a natural bed of earth, rock, etc., can be obtained, the house sewer can be of earthenware pipe.

67. Where the ground is made or filled in, or where the pipes are less than three feet deep, or in any case where there is danger of settlement by frost or from any cause, and when cesspools are used, the house sewer must be of extra heavy cast-iron pipe, with lead-caulked joints.

68. No earthenware house-drain, when found in a leaky or defective condition, shall be repaired or replaced except with heavy cast-iron pipe.

69. The house-drain and its branches must be of extra heavy cast iron when under ground, and of extra heavy cast iron or galvanized wrought iron or steel when above ground, except as provided in Rule 20 of these rules.



# RULES

70. The house drain must properly connect with the house sewer at a point two feet outside of the outer front vault or area wall of the building. An arched or other proper opening must be provided for the drain in the wall to prevent damage by settlement.

71. The house drain if above the cellar floor must be supported at intervals of ten feet by eight-inch brick piers or suspended from the floor beams, or be otherwise properly supported by proper hangers placed not more than 10 feet apart.

72. No steam-exhaust, boiler blow-off or drip-pipe shall be connected with the house-drain. Such pipes must first discharge into a proper condensing tank, and from this a proper outlet to the house sewer outside of the building must be provided. In low pressure steam systems the condensing tank may be omitted, but the waste connections must be otherwise as above required.

73. The house-drain and house-sewer must be run as direct as possible, with a fall of at least one-quarter inch per foot, all changes in direction made with proper fittings, and all connections made with Y branches and one-eighth and one-sixteenth bends.

74. The house-sewer and house-drain must be at least four inches in diameter when receiving the discharge of a water-closet. Where rain leaders are connected to the plumbing system, the sizes of house-sewer, house-drain and leader connections shall be computed according to the square feet of area drained into them. No house-sewer or house-drain shall be of less diameter than the largest line of pipe connected thereon. The following table is the maximum area allowed to drain into pipes of given diameter:

| Diameter of Pipe | Fall<br>¼ Inch per Foot | Fall<br>½ Inch per Foot |
|------------------|-------------------------|-------------------------|
| 3.....           | 1,200 square feet       | 1,500 square feet       |
| 4.....           | 2,500 square feet       | 3,200 square feet       |
| 5.....           | 4,500 square feet       | 6,000 square feet       |
| 6.....           | 8,000 square feet       | 10,000 square feet      |
| 7.....           | 12,400 square feet      | 15,600 square feet      |
| 8.....           | 18,000 square feet      | 22,500 square feet      |
| 9.....           | 25,000 square feet      | 31,500 square feet      |
| 10.....          | 41,000 square feet      | 59,000 square feet      |
| 12.....          | 69,000 square feet      | 98,000 square feet      |

75. Full size Y and T branch fittings for handhole cleanouts must be provided where required on house-drain and its branches. No cleanout need be larger than 6 inches in diameter.

76. An iron running trap must be placed in the house-drain near the front wall of the house, and on the sewer side of all connections, except a Y fitting used to receive the discharge from an automatic sewage lift, oil separator, or a drip-pipe where one is used. If placed outside of the house or below the cellar floor, it must be made accessible in a brick manhole, the walls of which must be eight inches thick, with an iron or flagstone cover. When outside the house it must never be less than three feet below the surface of the ground.

77. When the plumbing system of any building is altered by the addition of a new soil, waste or vent line to the extent of 50 per cent. or more, and no house trap and fresh air inlet or leader trap exists on the house-drain, same shall be provided.

78. The house trap must have two cleanouts, with brass screw cap ferrules caulked in.

79. A fresh-air inlet pipe must be connected with the house-drain just inside of the house trap and extended to the outer air, terminating with open end at least one foot above the grade at most available point to be approved by the Superintendent of Buildings and shown on plans.

The fresh-air inlet pipe shall be one-half the diameter of house-drain but not less than 4 inches in diameter.

80. No curb box or similar device with grating placed in sidewalk will be permitted for fresh air inlets.

## Soil and Waste Lines.

81. All main, soil, waste or vent pipes must be of iron, steel or brass.

82. When they receive the discharge of fixtures on any floor above the first, they must be extended in full calibre at least one foot above the roof coping, and well away from all shafts, windows, chimneys or other ventilating openings. When less than four inches in diameter, they must be enlarged to four inches at a point not less than one foot below the roof surface by an increaser not less than nine (9) inches long.

83. No caps, cowls or bends shall be affixed to the top of such stack.

84. In all buildings, wire baskets must be securely fastened into the opening of each pipe in an accessible position. When roofs are used for drying purposes or roof gardens, all pipes shall be extended to a height of seven feet.

85. Necessary offsets above the highest fixture branch must not be made at an angle of less than forty-five degrees to the horizontal.

86. Soil and waste pipes must have proper Y or TY branches for all fixture connections.

87. No connection to lead branches for water-closets or slop sinks will be permitted, except the required branch vent.

88. Branch soil and waste pipe must have a fall of at least one-quarter inch per foot.

89. Short TY branches will be permitted on vertical lines only. Long one-quarter bends and long TY's are permitted. Short one-quarter bends and double hubs, short roof increasers and common offsets, and bands and saddles are prohibited.

90. The diameters of soil and waste pipes must not be less than those given in the following table:

|                                                                                                                |    |        |
|----------------------------------------------------------------------------------------------------------------|----|--------|
| Main soil stacks in buildings serving not more than two sets of fixtures in four or less stories               | 4  | inches |
| Main soil stacks in residence buildings serving not more than two sets of fixtures in five or six stories..... | 4  | inches |
| Main soil stacks in all other cases.....                                                                       | 5  | inches |
| Branch soil pipes for not more than four water closets.....                                                    | 3  | inches |
| Branch soil pipes for more than four water-closets .....                                                       | 4  | inches |
| Main waste stacks.....                                                                                         | 2  | inches |
| Main waste stacks for kitchen sinks on six or more floors.....                                                 | 3  | inches |
| Branch waste pipes for slop sinks.....                                                                         | 3  | inches |
| Branch waste pipes for laundry tubs.....                                                                       | 1½ | inches |
| When set in ranges of three.....                                                                               | 2  | inches |
| Branch waste for kitchen sinks .....                                                                           | 2  | inches |
| Branch waste for urinals.....                                                                                  | 2  | inches |
| Branch waste for other fixtures.....                                                                           | 1½ | inches |

A set of fixtures, as used in this rule, shall include not more than one water-closet, one bath tub, one wash basin, one sink and two laundry trays.

## Vent Pipes.

91. All traps, except approved anti-siphon traps con-



# RULES

nected to main waste or soil lines or to the house drain by branch piping not over seven (7) feet in length with a fall not exceeding two (2) inches per foot, shall be protected from siphonage and back-pressure by special lines of vent pipes; provided that where approved deep-seal siphon-jet water closet or slop sink fixtures are installed with branch piping not over five (5) feet in length from fixture to main soil or waste line, the vent pipe may be omitted for such fixtures in buildings not over eight (8) stories in height, and where the main soil or waste line is made one inch larger in diameter than required by these rules, the vent pipe may also be omitted for such fixtures in buildings over eight (8) stories in height.

92. All vent pipe lines and main branches must be of iron, steel or brass. They must be increased in diameter and extended above the roof as required for waste pipes. They may be connected with the adjoining soil or waste line well above the highest fixture, but this will not be permitted when there are fixtures on more than six floors.

93. All offsets must be made at an angle of not less than forty-five degrees to the horizontal, and all lines must be connected at the bottom with a soil or waste pipe or the drain in such a manner as to prevent the accumulation of rust scale.

94. Branch vent pipes shall be kept above the top of all connecting fixtures, so as to prevent the use of vent pipes as soil pipes or waste pipes. Branch vent pipes should be connected not less than six inches nor more than two feet from crown of trap or side of lead bend.

95. Except where "yoke type" ventilation is installed, vent connection for water-closets and slop sinks must be made from the branch soil or waste pipe just below the trap of the fixture, and the branch vent pipe must be so connected as to prevent obstruction, and no waste pipe connected between it and the fixture. Earthenware traps must have no vent horns.

"Yoke type" ventilation shall be taken to mean a cross connection, by means of a horizontal branch soil or waste pipe, between the main soil or waste line and the vent line, and in which the connection between the branch pipe and the vent line is made at least six (6) inches above the line of fixtures discharging into such branch pipe.

96. No sheet metal, brick or other flue shall be used as a vent pipe.

97. The sizes of vent pipes throughout must not be less than the following:

For main vents, two inches in diameter; for water-closets on three or more floors, three inches in diameter; for other fixtures on less than seven floors, two inches in diameter; three-inch vent pipe will be permitted for less than nine stories; for more than eight and less than sixteen stories, four inches in diameter; for more than fifteen and less than twenty-two stories, five inches in diameter; for more than twenty-one stories the size of the vent pipe shall be determined by the Superintendent of Buildings.

For fixtures other than water-closets and slop sinks and for more than eight stories, vent pipes may be one inch smaller in diameter than above stated.

For long branch vent pipes over 10 feet in length but not exceeding 25 feet, two inches in diameter; when over 25 feet in length but not exceeding 50 feet, three inches in diameter. No branch vent pipe can exceed 50 feet in length, nor can any main vent be of less diameter than the largeset branch vent connecting to same.

98. When the plumbing fixtures installed in any building are arranged in groups or batteries, "yoke type" ventilation may be installed, provided that for batteries of water-closets each fixture shall be set not more than two (2) feet distant from the horizontal branch soil pipe into which it discharges, and for batteries of fixtures other than wa-

ter-closets each fixture shall be so located that its trap will be not more than two (2) feet distant from the horizontal branch waste line into which it discharges. When the ordinary type of venting is installed and the number of branch or back vents from the traps of fixtures connecting to any main branch vent exceeds the number and size given in the following table, a 3-inch main branch vent must be provided for the additional vent connections.

|      |                                          |
|------|------------------------------------------|
| 2-1½ | inch branches on a 1½ inch main branch.  |
| 4-2  | inch branches on a 2 inch main branch.   |
| 7-1½ | inch branches on a 2 inch main branch.   |
| 2-2  | } inch branches on a 2 inch main branch. |
| 4-1½ |                                          |
| 1-2  | } inch branches on a 2 inch main branch. |
| 5-1½ |                                          |

## Traps.

99. No form of trap will be permitted to be used unless it has been approved by the Superintendent of Buildings or the Board of Standards and Appeals.

No anti-siphon trap or deep-seal siphon-jet fixture shall be approved until it has successfully passed such test as may be prescribed by the Board of Standards and Appeals.

100. No masons' cesspool, bell, pot, bottle or D-trap will be permitted, nor any form of trap that is not self-cleaning, nor that has interior chamber or mechanism, nor any trap except earthenware ones that depend upon interior partitions for a seal. Backwater or tide valves will only be permitted when it can be shown to the satisfaction of the Superintendent of Buildings that their use is absolutely necessary and of a type as approved by him.

101. Every fixture must be separately trapped by a water-sealing trap placed as close to the fixture outlet as possible, and no trap shall be placed more than 2 feet 0 inches from any fixture.

102. A set of not more than three wash trays may connect with a single trap, or into the trap of an adjoining sink, provided both sink and tub waste outlets are on the same side of the waste line, and the sink is nearest the line. When so connected, the waste pipe from the wash trays must be branched in below the water-seal.

103. The discharge from any fixture must not pass through more than one trap before reaching the house-drain.

104. All traps must be well supported and set true with respect to their water levels.

105. All fixtures, other than water-closets and urinals, must have strong metallic strainers or bars over the outlets to prevent obstruction of the waste pipe.

106. All exposed or accessible traps, except water-closet traps, must have brass trap screws for cleaning the trap placed on the inlet side, or below the water level.

107. All iron traps for house-drain, yard and other drains and leaders must be running traps with handhole cleanouts of full size of the traps, when same are less than five (5) inches. All traps under ground must be made accessible by brick manholes with proper covers.

108. Overflow pipes from fixtures must in all cases be connected on the inlet side of traps.

109. All earthenware traps must have approved heavy brass floor plates properly secured to the branch soil pipe and bolted to the trap flange, and the joint made gas-tight. The use of rubber washers for floor connections is prohibited. All floor flanges must be set in place and inspected before any water-closet is set thereon.



# RULES

110. No trap shall be placed at the foot of main soil and waste pipe lines.

111. Every plunge bath shall be provided with a trap at least four inches in diameter, the waste from trap to bath to be reduced to two inches in diameter and this waste to be controlled by a gate valve. Overflow pipes, if provided, must be connected on inlet side of trap. Except where an approved anti-siphon trap is installed in the manner specified in Rule 91, such trap must be ventilated by a separate vent line extended above the roof, of the same size as trap and water connection.

112. The sizes for traps must not be less than those given in the following table:

|                               |    |                    |
|-------------------------------|----|--------------------|
| Traps for water-closets.....  | 4  | inches in diameter |
| Traps for slop sinks.....     | 3  | inches in diameter |
| Traps for kitchen sinks.....  | 2  | inches in diameter |
| Traps for wash trays.....     | 2  | inches in diameter |
| Traps for urinals.....        | 2  | inches in diameter |
| Traps for shower-baths.....   | 2  | inches in diameter |
| Traps for other fixtures..... | 1½ | inches in diameter |

Traps for leaders, area, floor and other drains must be at least 3 inches in diameter.

113. Every dental cuspidor must be separately trapped by a trap of at least one and one-half (1½) inches in diameter, which shall be vented except where an approved anti-siphon trap is installed in the manner specified in Rule 91, and placed as close to the fixture as possible. The connection between trap and cuspidor may be three-quarters (¾) of an inch in diameter.

114. No plumbing fixtures, except bar sinks, soda fountains or drinking fountains, shall be installed with an indirect waste connection to the plumbing and drainage system. The waste of every bar sink, soda fountain and drinking fountain, if not directly connected, must discharge over a properly water-supplied, trapped sink, with trap vented, unless an approved anti-siphon trap is installed in the manner specified in Rule 91. The main waste lines shall be two (2) inches in diameter, and the branches to fixtures at least one and one-half (1½) inches in diameter. Drinking fountains must be trapped and the waste line extended through the roof. No vent connections need be provided.

## Safe and Refrigerator Waste Pipes.

115. Safe and refrigerator waste pipes must be of galvanized iron, and be not less than 1¼ inches in diameter nor larger than 1½ inches in diameter with pipe branches at least 1 inch in diameter with strainers over each inlet.

116. Safe and refrigerator waste pipes shall not be trapped. They must discharge over a properly water-supplied, trapped sink, with trap vented unless an approved anti-siphon trap is installed in the manner specified in Rule 91, such sink to be publicly placed, and not more than 4 feet above the floor. In no case shall any refrigerator or safe waste pipe discharge over a sink located in a room used for living purposes.

117. The branches on vertical lines must be made by Y or TY fittings and carried up to the safe with as much pitch as possible.

118. Lead safes must be graded and neatly turned over bevel strips at their edges.

119. Where there is an offset on a refrigerator waste pipe in the cellar, there must be cleanouts to control the horizontal part of the pipe.

120. In all lodgings and tenement houses the safe and refrigerator waste pipes must extend above the roof.

## Water Closets, Sinks and Washtubs.

(Good except as relating to tenement houses and factories.)

121. In all buildings occupied as stores, dwellings, lodging or boarding houses, hotels, offices, lofts, workshops, factories or storage houses, there must be at least one water-closet in each building. There must be sufficient water-closets so that there will never be more than 15 persons to each water-closet. In places of public assembly, the number of toilets and the most available location are to be determined by the Superintendent of Buildings.

122. Separate water-closets and toilet rooms must be provided for each sex in buildings used as workshops, lofts, office buildings, factories, hotels, and all places of public assembly.

123. In lodging houses, there must be one water-closet on each floor, and where there are more than 15 persons on any floor there must be an additional water-closet on that floor for every 15 additional persons or fraction thereof.

124. In tenement houses, lodging houses, factories, workshops, and all public buildings, the entire water-closet apartment, and side walls to a height of six inches from the floor, except at the door, must be made waterproof with asphalt, cement, tile, metal or other waterproof material as approved by the Superintendent of Buildings.

125. In all buildings, the water-closet and urinal apartments must be ventilated to the outer air by windows opening on the same lot upon which the building is situated or by a ventilating skylight placed over each room or apartment wherein such fixtures are located.

126. In all buildings, the outside partition of any water-closet or urinal apartment must be air-tight and extend to the ceiling or be independently ceiled over. When necessary to properly light such apartments, the upper part of the partitions must be provided with translucent glass. The interior partitions of such apartments must be dwarfed partitions.

127. The general water-closet accommodation of any building cannot be placed in the cellar, nor can any water-closet be placed outside of a building except to replace an existing water-closet.

128. In alteration work where it is not practicable to ventilate a water-closet or urinal apartment by windows or a skylight directly to the outer air, there may be provided a galvanized wrought iron vent duct extended to the outer air which must be equal in area to at least 144 inches for one water-closet or urinal, and an additional 72 square inches for each water-closet added therein.

129. Where water-closets will not support a rim-seat, the seat must be supported on galvanized iron legs.

130. Every earthenware water-closet with connection through the floor in all new work, and in all alterations, must be set on an approved floor slab of porcelain, slate or other material impervious to moisture, same to be not less in size than the base of the water-closet set thereon.

131. All water-closets must have earthenware flushing rim bowls. They must be set entirely free and open from all enclosing woodwork.

132. Pan, plunger, offset-washout and washout, or other water-closets having an unventilated space, or the walls of which are not thoroughly washed out at each discharge, will not be permitted.

133. Long hopper water-closets will not be permitted, except earthenware hoppers where there is an exposure to frost.

134. Drip trays on water-closets will not be permitted.

135. Water-closets and urinals must never be connected



# RULES

directly with or flushed from the water-supply pipes, except when flushometer valves are used.

136. Each water-closet and urinal must be flushed from a separate cistern, the water from which is used for no other purpose, or may be flushed through flushometer valves.

137. Where "Flushometers" are used, they must be supplied from tank pressure, unless otherwise permitted by the Superintendent of Buildings; the rising lines shall be at least one and one-half inches in diameter, and the main branches shall be at least one and one-quarter inches in diameter, with individual branches not less than one inch in diameter, for water-closets and not less than one-half inch in diameter for urinals. Individual branches shall not exceed twelve inches in length.

138. The overflow of cisterns may discharge into the bowl of the closet, but in no case connect with any part of the drainage system.

139. Iron water-closet and urinal cisterns and automatic water-closet and urinal cisterns are prohibited, unless approved by the Superintendent of Buildings.

140. The copper lining of water-closet and urinal cisterns must not be lighter than ten (10) ounce copper.

141. Water-closet flush pipes must not be less than one and one-fourth inches and urinal flush pipes one (1) inch in diameter, and if of lead must not weigh less than two and one-half pounds and two pounds per linear foot. Flush couplings must be of full size of the pipe.

142. Rubber connections and elbows are not permitted on flush pipes.

143. Latrines, trough water-closets and similar appliances may be used only on written permit from the Superintendent of Buildings, and must be set and arranged as may be required by the terms of the permit.

144. All urinals must be constructed of materials impervious to moisture, and that will not corrode under the action of urine. The floor and wall of the urinal apartments must be lined with similar non-absorbent and non-corrosive material.

145. The platforms of treads of urinal stalls must never be connected independently to the plumbing system, nor can they be connected to any safe waste pipe.

146. Iron trough water-closets and trough urinals must be enameled or galvanized.

147. In all houses, sinks must be entirely open, on iron legs or brackets without any inclosing woodwork.

148. Wooden wash tubs are prohibited, except when used in hotels, restaurants or bottling establishments for washing dishes or bottles. Cement or artificial stone tubs will not be permitted unless approved by the Superintendent of Buildings.

## Water Supply for Fixtures.

149. All water-closets and other plumbing fixtures must be provided with a sufficient supply of water for flushing to keep them in a proper and cleanly condition.

Flush tanks must have a capacity of eight gallons for water-closets and five gallons for urinals.

150. House service pipes must be connected to the street mains by means of taps, and a stop-cock or valve placed under the sidewalk at the curb, in compliance with the rules and under the supervision of the Department of Water Supply, Gas and Electricity.

151. A separate stop or valve must be placed upon the service pipe inside the front wall.

152. The diameters of street service pipes must not be less than three-quarter inch for dwellings and tenements occupied by six families or less; one inch for tenements and one and one-half inch for hotels, factories and other miscellaneous buildings, provided that in no case can the diameter of the service pipes be less than the diameter of the tap installed under the supervision of the Department of Water Supply, Gas and Electricity.

## Riser Lines.

153. The diameter of all riser lines in plumbing systems shall be not less than three-quarters ( $\frac{3}{4}$ ) inches; except that when lead or brass pipe is used, the minimum diameter may be one-half ( $\frac{1}{2}$ ) inch.

Separate stop-cocks or valves, so located as to be accessible at all times, shall be placed at the foot of each riser line and, in all buildings other than residence buildings occupied exclusively by one or two families or having not more than fifteen sleeping rooms, on each branch line from the riser for each isolated fixture or each group of fixtures, such as bathroom fixtures, kitchen fixtures, etc.; except that only one stop cock or valve shall be required for the fixtures contained in any one apartment, suite, store or loft occupied by one tenant when all the fixtures contained in each such apartment, suite, store or loft are supplied from one branch line.

154. Diameters of branches to any fixtures must not be less than one-half inch, except when used to supply water-closets, cisterns or lavatories. When the material used is lead or brass pipe, the minimum diameter may be three-eighths inch. Branches for flush valves for water-closets must not be less than one and one-quarter inch in diameter and for urinals not less than three-quarters of an inch in diameter.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a circulating type approved by Department of Water Supply, Gas & Electricity. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, a circulating system approved by Department of Water Supply, Gas & Electricity shall be installed.

156. All risers and branches must be properly fastened.

157. When the water pressure is not sufficient to supply freely and continuously all fixtures, a house supply tank must be provided of sufficient size to afford an ample supply of water to all fixtures at all times. Such tanks must be supplied from the pressure or by power pumps, as may be necessary; when from the pressure, ball cocks must be provided.

158. House supply tanks must be metal-covered so as to exclude dust and so located as to prevent water contamination by gas and odors from plumbing fixtures.

159. House supply tanks must be of wood or iron, or of wood lined with tinned and planished copper.

160. House tanks must be supported on iron beams.

161. The overflow pipe should discharge upon the roof, where possible, and in such cases should be brought down to within six (6) inches of the roof, or it must be trapped and discharged over an open and water-supplied sink not in the same room, nor over three and one-half feet above the floor. In no case shall the overflow be connected with any part of the plumbing system.

162. Emptying pipes for such tanks must be provided and be discharged in the manner required for overflow pipes, and may be branched into overflow pipes. Emptying pipes for tanks containing more than five hundred (500) gallons must be four (4) inches in diameter and provided with a valve of same size fitted with a wheel or lever handle.

163. Acid wastes must be "B" lead pipe or earthen pipe; if of lead pipe they must be at least two inches in diameter, and if of earthen pipe at least three inches in diameter and continued down to the lower story of building and



# RULES

so arranged as to discharge into a lime box and diluting sink properly trapped and vented and connected inside of house trap. If the lime box and diluting sink are not used the acid waste must be extended to an earthen house sewer or separately and independently connected to a public or private sewer in street and provided with an accessible running trap located just inside of front wall of building. All branches and joints on lead acid wastes must be made by means of burnt lead joints. If earthenware pipe is used, vertical joints must be made with a mixture of asphaltum and cement. Each length of pipe on vertical runs and on horizontal runs when above the cellar floor must be supported at each hub by proper supports. All floor drains and fixture connections must be trapped and run as direct as possible.

## Sewage Lifts.

164. When it is necessary to use a sump system and sewage lift to receive the discharge from the waste or soil connection to fixtures, same shall be arranged to be accessible. If discharged with compressed air it shall be connected to the house drain on the sewer side of all leader or area drain traps and fixture connections or may be connected to house drain on the sewer side of house trap. A separate trap and fresh air inlet must be provided on the inlet side of sump and a 4-inch pipe line continued from drain discharging into sump up to and above roof, for purposes of ventilation. Relief pipes must be provided on sewage receptacles of sumps. Traps of fixtures connected to sump systems must not be vented to vent lines which are used to ventilate traps of fixtures on gravity system. Sump systems should be entirely separate both as to discharge and venting from rest of plumbing system in buildings.

## Oil Separators.

165. Oil separators installed in any building where volatile fluids are used must be arranged to be readily accessible. They must not receive the discharge of any water-closet, rain leader, yard, court or area drain.

166. They must, if discharged by gravity, be connected by a Y branch fitting to the house drain behind the house trap in such a manner that they will not interfere with the house drain and the rest of the plumbing and drainage system. When mechanical force is used to discharge the contents, the connection must be made by a Y branch fitting on the sewer side of house trap.

167. No separate running trap need be provided on the drain entering oil separators, but a separate fresh air inlet and vent line must be provided to keep the system of drainage controlled by the oil separator entirely separate from the rest of plumbing and drainage system.

168. The size of fresh air inlet shall be determined by the size of inlet connection to oil separator, which shall be considered the same as the term house-drain for determining the size of all fresh air inlets, which shall conform to the same requirements as regards size and arrangement of terminals for fresh air inlets as called for in regulations.

169. Vent lines shall conform in all respects to vent lines for plumbing fixtures as regards size and arrangement.

170. Relief pipes must be provided at least 1½ inches in diameter. They may be connected to a vent line when installed as a separate system or must be carried independently above the roof.

## Testing the Plumbing System.

171. The entire plumbing and drainage system within the building must be tested by the plumber, in the presence of

a Plumbing Inspector, under a water test. All pipes must remain uncovered in every part until they have successfully passed the test. The plumber must securely close all openings, as directed by the Inspector of Plumbing. The use of wooden plugs for this purpose is prohibited.

172. The water test will be applied by closing the lower end of the main house drain and filling the pipes to the highest opening above the roof with water. The water test shall include at one time the house drain and branches, all vertical and horizontal soil, waste and vent and leader lines and all branches therefrom to a point above the surface of the finished floor and beyond the finished face of walls and partitions. If the drain or any part of the system is to be tested separately, there must be a head of water at least six (6) feet above all parts of the work so tested, and special provision must be made for including all joints and connections in at least one test.

173. After the completion of the plumbing work in any new or altered building and before the building is occupied, a final smoke test must be applied in the presence of a Plumbing Inspector. Except that for a building not over six stories in height, a peppermint test may be applied.

174. The material and labor for the test must be furnished by the plumber. When the peppermint test is used, two ounces of oil of peppermint must be provided for each line up to five stories and cellar in height and an additional ounce of oil of peppermint must be provided for each line when lines are more than five stories in height.

## Plumbing in Tenement Houses.

175. All sections or parts of sections of the tenement house law relating to plumbing and drainage of tenement houses are to be observed, and are hereby made a part of these rules and regulations.

## Gas Piping and Fixtures.

176. Hereafter the gas piping and fixtures in all new buildings and all alterations and extensions made to the gas piping or fixtures in old buildings must be done in accordance with the following rules, which are made in accordance with the provisions of section \*89 of the Building Code.

For additional requirements of public buildings, theatres and places of assemblage, see Part \*\*XXI of the Building Code.

177. Before the construction or alteration of any gas piping in any building or part of any building, a permit must be obtained from the Superintendent of Buildings. This permit will be issued only to a registered plumber. Small alterations may be made by notifying the Bureau of Buildings, using the same blank forms provided for alterations and repairs to plumbing.

178. All gas pipe shall be of the best quality wrought iron or steel and of the kind classed as standard pipe, and shall weigh according to the following scale:

\*Art. 29. *New Building Code*  
\*\*Art. 25. *New Building Code.*

| Diameters   | Weights per Linear Foot |
|-------------|-------------------------|
| ¾ inch..... | 0.56 pound              |
| ½ inch..... | 0.85 pound              |
| ¾ inch..... | 1.12 pound              |



# RULES

|              |              |
|--------------|--------------|
| 1 inch.....  | 1.67 pound   |
| 1¼ inch..... | 2.24 pounds  |
| 1½ inch..... | 2.68 pounds  |
| 2 inch.....  | 3.61 pounds  |
| 2½ inch..... | 5.75 pounds  |
| 3 inch.....  | 7.54 pounds  |
| 3½ inch..... | 9.00 pounds  |
| 4 inch.....  | 10.66 pounds |

No pipe allowed of less than ¾ inch in diameter.

179. All fittings (except stop-cocks or valves) shall be of malleable iron.

180. There shall be a heavy brass straightway cock or valve on the service pipe immediately inside the front foundation wall. Iron cocks or valves are not permitted.

181. Where it is not impracticable so to do, all risers shall be left not more than five feet from front wall.

182. No pipe shall be laid so as to support any weight (except fixtures) or be subjected to any strain whatsoever. All pipe shall be properly laid and fastened to prevent becoming trapped, and shall be laid, when practicable, above timbers or beams instead of beneath them. Where running lines or branches cross beams, they must do so within thirty-six inches of the end of the beams, and in no case shall the said pipes be let into the beams more than two inches in depth. Any pipe laid in a cold or damp place shall be properly dripped, protected and painted with two coats of red lead and boiled oil or tarred.

183. No gas pipe shall be laid in cement or concrete unless the pipe or channel in which it is placed is well covered with tar.

184. All drops must be set plumb and securely fastened, each one having at least one solid strap. Drops and outlets less than ¾ of an inch in diameter shall not be left more than one inch below plastering, centrepieces or woodwork.

185. All outlets and risers shall be left capped until covered by fixtures.

186. No unions or running threads shall be permitted. Where necessary to cut out to repair leaks or make extensions, pipe shall be again put together with right and left couplings.

187. No gasfitters' cement shall be used, except in putting fixtures together.

188. All gas brackets and fixtures shall be placed so that the burners of same are not less than three feet below any ceiling or woodwork, unless the same is properly protected by a shield, in which case the distance shall not be less than eighteen inches.

No swinging or folding gas brackets shall be placed against any stud partition or woodwork.

No gas brackets on any lath and plaster partition or woodwork shall be less than five inches in length, measured from the burner to the plaster surface or woodwork.

Gas lights placed near window curtains or any other combustible material shall be protected by a proper shield.

189. Gas outlets for burners shall not be placed under tanks, back of doors or within four feet of any meter.

190. All buildings shall be piped according to the following scale:

| Diameter     | Length   | Burners |
|--------------|----------|---------|
| ¾ inch.....  | 26 feet  | 3       |
| 1½ inch..... | 36 feet  | 6       |
| ¾ inch.....  | 60 feet  | 20      |
| 1 inch.....  | 80 feet  | 35      |
| 1¼ inch..... | 110 feet | 60      |
| 1½ inch..... | 150 feet | 100     |
| 2 inch.....  | 200 feet | 200     |
| 2½ inch..... | 300 feet | 300     |
| 3 inch.....  | 450 feet | 450     |
| 3½ inch..... | 500 feet | 600     |
| 4 inch.....  | 600 feet | 750     |

191. Outlets for gas ranges shall have a diameter not less than required for six burners, and all gas ranges and heaters shall have a straightway cock on service pipe.

192. When brass piping is used on the outside of plastering or woodwork, it shall be classed as fixtures.

193. All brass tubing used for arms and stems of fixtures shall be at least No. 18 standard gauge and full size outside so as to cut a full thread.

All threads on brass pipe shall screw in at least 5/16 of an inch. All rope or square tubing shall be brazed or soldered into fittings and distributors, or have a nipple brazed into the tubing.

194. All cast fittings, such as cocks, swing joints, double centres, nozzles, etc., shall be extra heavy brass. The plugs of all cocks must be ground to a smooth and true surface for their entire length, be free from sandholes, have less than ¾ of an inch bearing (except in cases of special design), have two flat sides on the end for the washer, and have two nuts instead of a tail screw. All stop pins to keys or cocks shall be screwed into place.

195. After all piping is fitted and fastened and all outlets capped up, there must be applied by the plumber, in the presence of an inspector of the Bureau of Buildings, a test with air to a pressure equal to a column of mercury 6 inches in height, and the same to stand for five minutes; only mercury gauge shall be used. No piping shall be covered up, nor shall any fixture, gas heater or range be connected thereto until a card showing the approval of this test has been issued by the Superintendent of Buildings.

196. No meter will be set by any gas company until a certificate is filed with them from the Bureau of Buildings certifying that the gas pipes and fixtures comply with the foregoing rules.

## Modifications.

197. When for any reason it may be impracticable to comply strictly with the foregoing rules, the Superintendent of Buildings shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modifications shall be indorsed upon the permit over the signature of the Superintendent of Buildings.

## VALIDITY OF PLUMBING RULE.

The validity of Rule 50 of the plumbing rules of the several bureaus of buildings is established in a decision by the Appellate Division, First Department, handed down in the case of City of New York v. Conrad Alheidt. The case is reported in the New York Law Journal of January 10, 1918, and is there summarized as follows:

"Section 50 of the Plumbing Rules, which provides 'that all pipes issuing from extension or elsewhere which would otherwise open within twenty feet of the window of any building must be extended above the top of any window located within such distance' is a valid provision, and should be liberally construed in the interest of the public health in order that noxious gases should not be drawn into nearby windows."

"The use of the word 'adjoining' in another and distinct part of the ordinance, providing, where buildings are of different height, for the extension of vent lines along the roofs of higher buildings, does not restrict the application of such provision to buildings actually contiguous to buildings containing vent lines."

The decision would seem to carry with it also a recognition of the plumbing rules in general, so that they have in effect the same force as any city ordinance.



# RULES

## METHOD FOR TESTS FOR ANTI-SIPHON TRAPS OR FIXTURES.

Adopted by the Board of Standards and Appeals,  
February 11, 1919.

*Resolved*, that the following be and it hereby is adopted by the board of standards and appeals as the method prescribed for tests for anti-siphon traps or fixtures, which must be successfully passed before such traps or fixtures shall be approved under Rule 88, Rules for Plumbing and Drainage:

### *Instructions.*

1. The entire cost and responsibility for the installation of the necessary equipment for such test shall be borne by the person or firm submitting the appliance.

2. Such person or firm shall also furnish the board, together with the application for test, the following material and information:

(a) A stock trap of the size and design to be tested, which shall be of the P and S type and shall be of lead or brass, cast in one piece, and without interior partitions or mechanism.

(b) A similar trap cut in half.

(c) A similar trap, to be used in the test, provided with glass observation ports of sufficient size to permit clear observation of the action occurring within the trap during test, and such observation ports shall be so located that the amount of water seal remaining after each test can be readily observed.

(d) An affidavit that the three traps submitted are regular stock traps.

(e) A list of all cities, towns or municipalities where such trap has been officially approved for use without back venting.

The testing apparatus shall be located within the City of New York, and in a place, building or structure to meet the approval of the testing authorities. Such apparatus shall be so located that every part is easily accessible for inspection.

### *Apparatus.*

The apparatus shall consist of the following:

A tank of not less than fifty nor more than one hundred and fifty gallons capacity, with adequate water supply for refilling the same during the test.

A vertical wrought iron or steel pipe line fifty feet long, connected to the underside of the tank, and of the same internal diameter as the trap to be tested.

A quick-opening valve, located ten feet below the underside of the tank.

A TY fitting located two feet below the quick-opening valve, with horizontal branch pipe connected thereto, of the same diameter as the vertical line, this branch line not to exceed two feet in length, with a pitch towards the vertical line of two inches to the foot, and the trap to be tested shall be connected to this horizontal branch pipe.

A wash basin, or fixture answering the same purpose, which can be conveniently connected or disconnected from the inlet side of the trap.

The test shall be conducted as follows:

### *For Anti-Siphon Qualities.*

For the purpose of determining the efficiency of the trap, the tank shall be completely filled, a water seal established in the trap; and:—

The quick-opening valve shall be opened for five seconds, then closed for five seconds, and this alternating process repeated five times.

The quick-opening valve shall be opened and the entire contents of the tank discharged at one time.

The wash basin shall be connected to the trap, filled with

water, and both wash basin and tank discharged simultaneously. The quick-opening valve shall be kept open until the entire contents of the tank has been discharged.

The trap shall be disconnected and a bridge of solid soap formed across the lower half of the discharge end of the trap, so as to effectually block one-half of the clear waterway, and the foregoing tests repeated.

Each operation shall be repeated several times, if desired by the testing authorities.

### *For Self-Cleansing Qualities.*

For the purpose of determining its self-cleansing qualities, the trap shall be filled with sand and the wash basin filled with water and allowed to discharge. A similar operation shall be repeated with tea leaves, coffee grounds, sawdust and grated soap.

### *For Service Qualities.*

The service qualities of the trap may be tested as follows:

A trap which has been in actual constant use for a period of not less than one year shall be removed under the supervision of a representative of the testing authorities, split into two halves, and submitted for inspection, for the purpose of determining whether sediment or coating of grease or other foreign matter has accumulated in the trap during service conditions.

### *Approval.*

An approval shall not be issued for any anti-siphon trap which has been subjected to the foregoing tests unless the trap has:

1. Maintained its water seal throughout the test.

2. Been successfully scoured of any foreign substance placed in the trap, when water has been discharged through same.

3. Upon inspection, after service, shown no excessive accumulation of grease or other foreign substance.

### *Deep Seal Siphon-Jet Fixtures, or Anti-Siphon Fixtures.*

*Instructions:* Applicants for approval of deep seal siphon-jet or anti-siphon fixtures shall submit the following with their application:—

(a) A stock fixture of the size and design to be tested.

(b) A similar fixture, cut in half.

(c) A similar fixture, to be used in the test, provided with glass observation ports of sufficient size to permit clear observation of the action occurring within the fixture during test, and such observation ports shall be so located that the amount of water seal remaining after each test can be readily observed.

(d) An affidavit that the three fixtures submitted are regular stock fixtures.

### *Apparatus.*

The apparatus shall be similar to that required for anti-siphon traps, except that vertical and horizontal pipes shall have an internal diameter of three inches for testing slop sinks and four inches for testing water closets; tank shall have a capacity of not less than one hundred gallons and the fixture shall be provided with its usual water supply so that same may be flushed when required.

### *Test.*

For the purpose of determining the efficiency of the fixture to maintain a water seal, it shall be tested in a manner similar to that prescribed for anti-siphon traps, except that no soap bridge need be provided at the outlet.

HENRY L. CONNELL, *Temporary Chairman.*

WILLIAM J. O'GORMAN, *Secretary.*



# PUBLIC HEARING

## PROPOSED PAINT, VARNISH AND LACQUER SPRAYING RULES

[353-30-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, July 24, 1931, at 3.30 p. m., Room 1013, Municipal Building, on proposed Paint, Varnish and Lacquer Spraying Rules.

Rule for putting into effect the provision of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of paint, varnish stain and lacquer spraying apparatus.

1. All rooms or compartments wherein paint, varnish, stain, lacquer or similar material are sprayed, shall be provided with adequate ventilation to be secured by mechanical means or otherwise to secure change of air. The room or booth shall be enclosed on three sides and the air shall be changed at least four times a minute.

2. No open flame or spark-producing apparatus shall be

maintained or operated in any room in which paint, varnish, stain, lacquer or similar material are sprayed.

3. Electric motors, if used within a room as specified above, shall be of the inductive type or of the full enclosed type and shall not be located in ventilating ducts. Ventilating duct termination shall not be placed in proximity to open windows, fire escapes or other exits nor near an open flame.

4. If paints, varnish, lacquers, stain or similar materials are stored in a building they shall be stored in approved cabinets or vaults within the building.

5. Fan blades shall be constructed of non-ferrous metal.

6. The exhaust of the ventilating system shall be kept in proper repair and shall be inspected by the person in charge at least once a week for defects. When spraying operations are in progress the ventilating system shall be kept in full operation. All ducts and vent pipes shall be thoroughly cleaned.

# PUBLIC HEARING

## PROPOSED RULES FOR INCLINED STAIRWAY INVALID LIFT

[225-31-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, July 17, 1931, at 3.30 p. m., Room 1013, Municipal Building, on proposed rules for Inclined Stairway Invalid Lift.

1. Inclined stairway invalid lifts may be installed in one-family dwellings on staircases where the angle of the stairway or guide rail does not exceed 45 degrees from the horizontal.

The total projection of the guide rail from the baseboard of the stairway shall not exceed 6½ inches.

2. The speed of the carriage shall not exceed thirty (30) feet per minute, and the lifting capacity shall not exceed 400 pounds.

3. The guide rail shall be of steel, not less than 3/16 inch in thickness, and shall be rigidly formed and so secured to its mountings as to resist the turning moment of the loaded carriage.

4. **Safety Features:** The carriage shall be provided with a safety device of the instantaneous type, which shall engage the guide rail in case the hoist cable breaks or becomes slack and thus stop the descent of the carriage.

5. **Cable:** The carriage shall be provided with plow steel hoist cable having a factor of safety of not less than 8.

6. **Limit Devices:** Suitable limit switches shall be

mounted at upper and lower limits of travel to prevent over-travel of the carriage.

7. **Machine:** The hoisting machine shall be of the worm gear type with the teeth cut at an angle of less than 11½ degrees so as to prevent overhauling.

8. **Machine Brake:** The hoisting machine shall be provided with a mechanically applied and an electrically released brake and shall be provided with a manual reset slack cable switch, which shall interrupt the main line circuit in case the hoist cable becomes slack or breaks.

9. **Carriage Equipment:** The carriage shall be provided with seats for not more than two passengers, together with a foot rest all of which shall fold up when not in use so as not to obstruct the normal use of the stairway.

10. **Operating Device:** The carriage and terminal landings shall be provided with constant pressure operating switches.

11. The winding machine, motor and controller shall be enclosed in a suitable metal box or compartment. Suitable guards or enclosures shall be provided around hoist cable where same passes through any hall, corridor or passageway.

12. Before any inclined stairway invalid lift is installed, an application shall be filed with the Bureau of Buildings and a permit obtained for such installation, in a manner similar to that required for elevator installations.

13. The Superintendent of Buildings shall provide for the periodic inspection of such inclined stairway invalid lift.

# APPLIANCES

## APPROVED FIRE LINE HOSE VALVES

### TYPE A—150 LBS. WATER WORKING PRESSURE

May be installed on all 4-inch and 6-inch systems and on uppermost stories on 8-inch systems

|                                             |            |
|---------------------------------------------|------------|
| Fairbanks Company.....                      | 81-20-SA   |
| Walworth Company.....                       | 899-27-SA  |
| A. B. C. Fire Prevention Mfg. Co., Inc..... | 1307-27-SA |
| Crocker National Fire Prev. Eng. Co.....    | 304-28-SA  |
| John Simmons Co.....                        | 209-29-SA  |
| Jenkins Brothers.....                       | 779-28-SA  |
| W. D. Allen Mfg. Co.....                    | 890-28-SA  |
| Grinnell .....                              | 651-30-SA  |

### TYPE B—250 LBS. WATER WORKING PRESSURE

May be installed on all standpipe systems

|                                            |            |
|--------------------------------------------|------------|
| New York Brass Foundry Co. (Stillbech).... | 53-21-SA   |
| W. D. Allen Mfg. Company.....              | 1151-27-SA |
| Walworth Company.....                      | 900-27-SA  |
| Jenkins Brothers.....                      | 780-28-SA  |
| Crocker National Fire Prev. Eng. Co.....   | 970-28-SA  |
| Fairbanks Company.....                     | 268-29-SA  |
| Pratt & Cady.....                          | 231-30-SA  |



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.
- 297-29-SA—Timken Rotary Oil Burner, approval of.

- 380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.
- 195-30-SA—Simplex Water Pressure Reducing Valve, approval of.
- 260-30-SA—Scranton Steam Pumps, approval of.
- 291-30-SA—Dempsey No. 4 Type Fuel Oil Burner, approval of.
- 359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.
- 494-30-SA—Holtzer-Cabot, Type PC and Type PS, Fire Alarm Systems, approval of.
- 568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.
- 730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.
- 735-30-SA—Petro Model P-2 Burner, approval of.
- 11-31-SA—Quaker Burnoil Stove, approval of.
- 14-31-SA—Elkhart 2½-Inch Angle Valve, 150 Pounds Water Working Pressure, approval of.
- 15-31-SA—Elkhart 2½-Inch Angle Valve, 250 Pounds Water Working Pressure, approval of.
- 32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.
- 96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.
- 125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.
- 137-31-SA—Can't Pull Anti-Syphon Trap, approval of.
- 146-31-SA—Pressure Oil Burners, Models A, B and C, approval of.
- 215-31-SA—Autopulse Electric Fuel Oil Pump, approval of.
- 224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.
- 250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.
- 251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.
- 283-31-SA—Humphrey Gas Unit Heater, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement:

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                              |     |
|--------------------------------------------|------|----------------------------------------------------|-----|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                    | 66  |
| Cases filed up to July 1, 1931.....        | 331  | Dismissed .....                                    | 26  |
| Restored to calendar .....                 | 68   | Denied .....                                       | 94  |
|                                            |      | Granted .....                                      | 4   |
|                                            |      | Granted on condition.....                          | 224 |
|                                            |      | Appliances approved.....                           | 33  |
|                                            |      | Appliances dismissed, disapproved or withdrawn.... | 23  |
|                                            |      | Rules approved.....                                | 6   |
|                                            |      | Rules disapproved or rescinded.....                | 0   |
| MISCELLANEOUS APPLICATIONS.                |      | MISCELLANEOUS ACTIONS.                             |     |
| Requests to reopen.....                    | 188  | Requests to reopen granted.....                    | 148 |
| Requests to amend.....                     | 7    | Requests to reopen denied.....                     | 38  |
| Requests for modification.....             | 54   | Requests to amend granted.....                     | 7   |
| Requests to rescind.....                   | 4    | Requests to amend denied.....                      | 0   |
| Requests for extension of time.....        | 35   | Requests for modification granted.....             | 40  |
| Requests for extension of permit.....      | 3    | Requests for modification denied.....              | 14  |
| Requests for mechanical installations..... | 1    | Requests to rescind granted.....                   | 4   |
| Requests for approval of plans.....        | 8    | Requests to rescind denied.....                    | 0   |
| Administrative requests.....               | 0    | Requests for extension of time granted.....        | 34  |
| Requests for interpretation.....           | 0    | Requests for extension of time denied.....         | 1   |
|                                            |      | Requests for extension of permit granted.....      | 3   |
|                                            |      | Requests for extension of permit denied.....       | 0   |
|                                            |      | Requests to install granted.....                   | 0   |
|                                            |      | Requests to install denied.....                    | 1   |
|                                            |      | Plans approved.....                                | 8   |
|                                            |      | Plans disapproved.....                             | 0   |
|                                            |      | Administrative requests granted.....               | 0   |
|                                            |      | Administrative requests denied or withdrawn.....   | 0   |
|                                            |      | Interpretations .....                              | 0   |
|                                            |      | Requests withdrawn or dismissed.....               | 2   |
| Total .....                                | 1116 | Total .....                                        | 776 |
| Disposed of.....                           | 776  |                                                    |     |
| Cases pending July 1, 1931.....            | 340  |                                                    |     |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners, or lessees in proceedings before the board—

*First,* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the of the posting of the calendars on the bulletin board in the hearing can be entertained in view of this publication and

offices of the board and of the further publication of the calendars in the daily press.

*Fourth,* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth,* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building.  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My subscription is to begin with the issue for....., 1931.



352.05

NEW

mun. Ref.

## BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910.  
and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building,  
New York City.

Vol. XVI

Subscription  
\$2.50 a year

JULY 14, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 28

## DIRECTORY

## BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND

JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT

WILLIAM J. O'GORMAN, *Secretary.*EDWARD V. BARTON, *Chief Clerk.*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of  
the board

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, July 7, 1931, 10 A. M.

10 A. M.

Minutes of Regular Meeting, July 7, 1931, 2 P. M.

2 P. M.

Second Quarterly Report.

Notice of Public Hearing on Proposed Amendment to Plumbing Rules.

Notice on Revised Elevator Rules.

Notice of Public Hearing on Proposed Paint Spraying Rules.

Notice of Public Hearing on Proposed Rules for Inclined Stairway Invalid Lift.

Approved Fireline Hose Valves.

Reserve Calendar.

Progress Report.

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION

10 A. M. TO 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, July 14, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, July 21, 1931, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman.*



# CALENDAR

## DOCKET.

New Cases Filed up to July 8, 1931.

| Cal. No.       | Department. | Premises Affected.                                                                                          |
|----------------|-------------|-------------------------------------------------------------------------------------------------------------|
| 347-31-A.....  | F.D.....    | 401-403 Broadway, Man.,<br>F-82826                                                                          |
| 346-31-BZ..... | B.B.B....   | 502-504 Fourth ave., Bklyn.,<br>Applic. 7544-31                                                             |
| 345-31-SA..... | F.D.....    | Silent Glow Oil Burner, Model<br>1000, Appliance                                                            |
| 344-31-A.....  | F.D.....    | 45-51 Rose st., Man.,<br>F-84272                                                                            |
| 343-31-S.....  | F.D.....    | 45-51 Rose st., Man.,<br>L. D. 84273                                                                        |
| 342-31-BZ..... | B.B.Bx...   | 25 Featherbed lane, Bx.,<br>N. B. 528-31                                                                    |
| 341-31-S.....  | F.D.....    | 242 Ellery st., Bklyn.,<br>L. D. 81361                                                                      |
| 340-31-BZ..... | B.B.B....   | 2402-2418 Cropsey ave., Bklyn.,<br>Applic. 7312-31                                                          |
| 339-31-SA..... | F.D.....    | Rightway Oil Burner,<br>Appliance                                                                           |
| 338-31-A.....  | F.D.....    | 467-477 First ave., Man.,<br>F-76418 & 76419                                                                |
| 337-31-A.....  | F.D.....    | North side of Surf ave., 900 ft.<br>west of W. 8th st., Coney<br>Island, Bklyn. (Luna Park),<br>L. C. 44681 |
| 336-31-BZ..... | B.B.B....   | 288-296 Coney Island ave.,<br>Bklyn., Applic. 7192-31                                                       |
| 335-31-BZ..... | B.B.Bx...   | 1743 West Farms rd., Bx.,<br>N. B. 301-31                                                                   |
| 334-31-BZ..... | B.B.Q....   | 11-11 to 11-27 44th dr., L. I. C.,<br>Q., Viol. 478-31                                                      |
| 333-31-BZ..... | B.B.Q....   | Northwest corner of Northern<br>blvd. & 155th st., Flushing,<br>Q., Alt. 2739-31                            |
| 332-31-S.....  | B.B.M....   | 426 E. 109th st., Man.,<br>Alt. 1100-31                                                                     |

## Restored to Calendar.

|                |           |                                                   |
|----------------|-----------|---------------------------------------------------|
| 329-29-BZ..... | B.B.B.... | 2849-2855 Fulton st., Bklyn.,<br>Applic. 5706-29  |
| 202-27-BZ..... | B.B.Q.... | 80-17 Cooper ave., Glendale, Q.,<br>N. B. 9959-25 |
| 484-26-SA..... | F.D.....  | Protectoseal Cover,<br>Appliance                  |
| 456-26-S.....  | F.D.....  | 206 W. 51st st., Man.,<br>L. F. 48289             |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

TUESDAY, JULY 14, 1931, AT 2 P. M.

### Building Zone Cases.

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 218-31-BZ.  | APPLICANT—Joseph M. Lonergan, for Brigham Realty Corp., owner.<br>PREMISES—2126-2170 East 18th street, west side, 100 ft. north of Avenue V, Brooklyn.<br>APPLICATION, under section 21 of the building zone resolution,<br>TO PERMIT in a residence use and "D" area district the maintenance of buildings occupying more than 60 per cent of the area of interior lots.                                                      |
| 1408-23-BZ. | APPLICANT—Morfrank Garage Corp., present owner.<br>PREMISES—316-318 West 118th street, Manhattan.<br>APPLICATION, under section 21 of the building zone resolution,<br>TO PERMIT, partly in a business district and partly in a residence district, the extension in height of an existing garage for the storage of more than five (5) motor vehicles (said garage previously granted by the board; reopened April 21, 1931). |
| 268-31-BZ.  | APPLICANT—Nicholas Madonna, owner.<br>PREMISES—234 East 203rd street, south side, 42.16 ft. west of Valentine avenue, The Bronx.<br>APPLICATION, under section 21 of the building zone resolution,<br>TO PERMIT in a residence use and "D" area district the erection and maintenance of an apartment building not conforming with the building zone resolution.                                                               |
| 178-30-BZ.  | APPLICANT—Lama & Proskauer, substituted for John J. Carroll, for Teresina Grilli, owner.<br>PREMISES—31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.<br>APPLICATION, under section 21 of the building zone resolution,<br>TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied; reopened June 23, 1931).                                |
| 232-31-BZ.  | APPLICANT—Henry W. Lyall, owner.<br>PREMISES—North side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.<br>APPLICATION, under section 21 of the building zone resolution,<br>TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.                                                                                   |
| 238-31-BZ.  | APPLICANT—New York and Richmond Gas Co., for Ernst Koch, owner.<br>PREMISES—North side of Sycamore street, 99.68 ft. east of Richmond avenue, Eltingville, Borough of Richmond.<br>APPLICATION, under section 21 of the building zone resolution,<br>TO PERMIT in a business district the erection and maintenance of a plant for the storage of heating and illuminating gas.                                                 |

JULY 14, 1931, 10 A. M.

### Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions



# CALENDAR

of the building zone resolution, *Tuesday morning, July 14, 1931, at 10 o'clock*, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 43-31-BZ—Application, January 27, 1931, under section 21 of the building zone resolution, of William Richter, substituted for Philip J. Sinnott, applicant, on behalf of Woodhaven Homes, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of North Conduit avenue and 84th street, Woodhaven, Borough of Queens.

CAL. NO. 114-31-BZ—Application, March 5, 1931, under section 21 of the building zone resolution, of William M. Husson, applicant, on behalf of Mary Maresca and Elsie Maresca, owners, to permit in a business district the alteration and change of occupancy of part of an existing building from business use to a motor vehicle repair shop; premises 2637-2645 Webster avenue, west side, 130.60 ft. north of East 194th street, The Bronx.

CAL. NO. 159-31-BZ—Application, April 9, 1931, under sections 7e and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of Salvatore Cinelli and Ignazio Mole, owners, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles; premises 2358-2360 Hoffman street, east side, 309.84 ft. north of East 184th street, The Bronx.

CAL. NO. 168-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William Richter, applicant, on behalf of Frederick R. De Nyse, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the use as a motor vehicle repair shop; premises 142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

CAL. NO. 189-31-BZ—Application, April 29, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Wooster Lumber Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

CAL. NO. 194-31-BZ—Application, April 30, 1931, under section 21 of the building zone resolution, of Hansen & Metzger, applicants and owners, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a gasoline service station; premises 582-588 Fourth avenue, northwest corner of Prospect avenue, Brooklyn.

CAL. NO. 263-31-BZ—Application, May 27, 1931, under section 7a of the building zone resolution, of Elias Bernstein, applicant, on behalf of Weissglass Dairies, Inc., owner, to

permit in a business district the erection and maintenance of additional buildings and the alteration and extension of a building occupied for milk bottling and distributing station; premises 2014 Forest avenue, south side, 20.03 ft. east of Maple avenue, Mariners Harbor, Borough of Richmond.

CAL. NO. 77-31-BZ—Application, February 13, 1931; denied May 12, 1931; reopened under new facts June 2, 1931, under section 21 of the building zone resolution, of Ferdinand Savignano, applicant, on behalf of Megurditch Dilloian, owner, to permit in a residence and "D" area district the erection and maintenance of a building occupying more than 80 per cent of the area of a corner lot at the curb level; premises 7224 11th avenue, northwest corner of 73rd street, Brooklyn.

CAL. NO. 205-29-BZ—Application, March 27, 1929; granted on certain conditions for a temporary period of two years; reopened May 19, 1931, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Flushing Manor Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 157-30 Willets Point boulevard, southeast corner of Cross Island boulevard, Whitestone, Borough of Queens.

CAL. NO. 243-28-BZ—Application, March 21, 1928; withdrawn September 18, 1928; reopened July 8, 1930; withdrawn October 21, 1930; reopened June 2, 1931, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Essanarr Garage Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue and 1790-1810 East New York avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## JULY 14, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

- 127-31-A—115-119 East 61st street, Manhattan.
- 236-31-A—233-239 West 54th street, Manhattan.
- 241-31-A—119 West 33rd street, Manhattan.
- 8-31-A—1526-1536 62nd street and 1523-1537 63rd street, Brooklyn.

### *Petitions for Variations.*

- 737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.
- 141-31-S—60-74 East 10th street, 71-91 East 9th street, 772-786 Broadway and 60-74 Fourth avenue, Manhattan.
- 210-31-S—77 Taaffe place, Brooklyn.
- 208-31-S—408-410 West 15th street, Manhattan.

### *Appliances Submitted for Approval.*

- 260-31-SA—Mackler Film Rewinder and Renovator, approval of.



# CALENDAR

123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.  
 255-31-SA—Nichols-McCann-Harrison Burners, approval of.  
 297-31-SA—Autocraft Oil Burner, B 1 Model, approval of.  
 298-31-SA—Deming Fuel Oil Pump, approval of.  
 317-31-SA—Oil-Elec-Tric Oil Burner, approval of.  
 327-31-SA—Mid-West Oil Burner, Models 106-108-208-211-311 and 114, approval of.

**JULY 17, 1931, 10 A. M.**

**SPECIAL MEETING.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, July 17, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 58-31-BZ—Application, February 2, 1931, under section 21 of the building zone resolution, of Sabin Holding Corp., applicant and owner, to permit in a residence use, "E" area and one times height district the erection of a multiple dwelling not in conformity with residence use "E" area requirements of the building zone resolution; premises southwest corner of Bay parkway and 76th street, Brooklyn.

CAL. NO. 79-31-BZ—Application, February 13, 1931, under section 21 of the building zone resolution, of Lillian M. Tash, applicant and owner, to permit in a residence district the conversion of occupancy from a two-car private garage to a machine shop for developing patents; premises 338 Dahill road and 1515 37th street, Brooklyn.

CAL. NO. 59-31-BZ—Application, February 3, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Sydmar Holding Corp. and Florence Thau, owners, to permit in a business district the extension of a motor vehicle repair shop and gasoline service station; premises 2548 White Plains road, east side, 160.59 ft. south of Allerton avenue, The Bronx.

CAL. NO. 3-31-BZ—Application, January 2, 1931, under section 21 of the building zone resolution, of W. Bryce Rea, applicant and owner, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 204-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of G. T. Parmelee, owner, to permit in a business district the maintenance of a motor vehicle repair shop; premises 237 West 69th street, Manhattan.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 270-31-BZ—Application, May 29, 1931, under sections 7e and 21 of the building zone resolution, of Thomas I. Sheridan, applicant, on behalf of 220 West 61st Street Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 218-234 West 61st street, Manhattan.

CAL. NO. 674-30-BZ—Application, November 12, 1930; denied under section 21 March 3, 1931; reopened May 26, 1931, under sections 7c and 21 of the building zone resolution, of Francis Fischer, applicant, on behalf of Naleda Realty Co., Inc., owner, to permit in a residence district, extending from a business district, the alteration and change of occupancy of part of first story from residence use to business use; premises 2707 Sedgwick avenue, northwest corner of Kingsbridge road, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*

**JULY 17, 1931, 3.30 P. M.**

**SPECIAL MEETING.**

*Rules.*

225-31-SR—Proposed Rules for Inclined Stairway Invalid Lift.

**CALL OF CLERK'S CALENDAR  
 TUESDAY, JULY 21, 1931, AT 2 P. M.**

*Building Zone Cases.*

4-31-BZ.

APPLICANT—John Somyak, owner.

PREMISES—84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



# CALENDAR

207-31-BZ.

APPLICANT—Benjamin N. Brody, for Ignition Realty Corp., owner.

PREMISES—1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the installation and maintenance of a gasoline service station.

235-31-BZ.

APPLICANT—Martin J. Ort, for Robert Gladstone, owner.

PREMISES—701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners.

PREMISES—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

697-29-BZ.

APPLICANT—Metwood Holding Corp., owner.

PREMISES—1513-1561 38th street, northeast corner of Da-hill road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building (previously withdrawn; reopened June 30, 1931).

196-27-BZ.

APPLICANT—Frank G. Colgan, substituted for Martin Wechsler, for Jane Grillo, owner.

PREMISES—1482-1484 Coney Island avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles (previously withdrawn; reopened June 16, 1931).

**JULY 21, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 21, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 108-31-BZ—Application, March 4, 1931, under section 21 of the building zone resolution, of Cox & Arenson and Joseph B. Martin, applicants, on behalf of Tanager Construction Corp., owner, to permit in a retail district the use of a building for manufacturing on more than 5 per cent of the total floor space of said building; premises 118-123 West 38th street, 114 West 39th street and 1392-1400 Broadway, Manhattan.

CAL. NO. 237-31-BZ—Application, May 18, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, on behalf of Manny Brenner, owner, to permit in a business district the erection and maintenance of an extension to an existing gasoline service station; premises 1031-1033 Sutter avenue, northeast corner of Essex street, Brooklyn.

CAL. NO. 395-29-BZ—Application, June 10, 1929; withdrawn October 29, 1929; reopened June 9, 1931, under section 21 of the building zone resolution, of Henry D. Levy, applicant, substituted for William F. Doyle, on behalf of Abraham Maslanik, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 975-1001 Liberty avenue, northwest corner of Euclid avenue, Brooklyn.

CAL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

CAL. NO. 217-31-BZ—Application, May 11, 1931, under section 21 of the building zone resolution, of C. A. Cochran, for Morris & O'Connor, applicants, on behalf of Continental Realty Corp., owner, to permit in a two and one-half times height district the erection of a portion of the tower walls nearer to the building line than permitted by the building zone resolution and an excess height on the New street front; premises 30-40 Broad street, 64-66 Exchange place and 32-36 New street, Manhattan.

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Construction Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 249-31-BZ—Application, May 21, 1931, under section 21 of the building zone resolution, of Joseph D. Nunan, applicant, on behalf of John A. Daley, owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 30-11 to 30-19 Cross Island boulevard, northeast corner of 32nd avenue, Bayside, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*



# CALENDAR

JULY 21, 1931, 2 P. M.

## *Appeals from Administrative Orders.*

- 153-31-A—75 Cliff street, northeast corner of Ferry street, Manhattan.  
 166-31-A—154-158 West 18th street, Manhattan.  
 179-31-A—Jamaica Bay, foot of Beach 109th street, northwest corner of Beach 108th street and Wainwright avenue, Rockaway Beach, Borough of Queens.  
 221-31-A—50-52 Eldridge street, Manhattan.  
 252-31-A—4-10 East 60th street, Manhattan.  
 148-31-A—106-30 to 106-40 160th street and 106-33 to 106-43 159th street, Jamaica, Borough of Queens.

## *Petitions for Variations.*

- 149-31-S—106-30 to 106-40 160th street and 106-33 to 106-43 159th street, Jamaica, Borough of Queens.  
 176-31-S—759 Greenwich street, Manhattan.  
 197-31-S—255-267 West 37th street and 540-554 Eighth avenue, northeast corner, Manhattan.  
 199-31-S—2941-2947 Atlantic avenue, northwest corner of Cleveland street, Brooklyn.

JULY 24, 1931, 10 A. M.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, July 24, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 731-30-BZ—Application, December 10, 1930, under section 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Jacob Rosenberg, owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1288-1290 Myrtle avenue, southeast corner of Central avenue, Brooklyn.

CAL. NO. 134-31-BZ—Application, March 20, 1931, under section 21 of the building zone resolution, of Laspia & Samenfeld, applicants, on behalf of Pauline Caminite, owner, to permit in a residence district the creation and maintenance of an undertaker's office; premises 92-01 103rd avenue and 101-59 92nd street, northeast corner, Woodhaven, Borough of Queens.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sections 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 186-31-BZ—Application, April 28, 1931, under sections 7a and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Kischenbaum Bros., owner, to permit in a residence district the extension of an existing business use 345 Throop avenue and 304 Kosciusko street, southeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

JULY 24, 1931, 2 P. M.

## SPECIAL MEETING.

## *Appeals from Administrative Orders.*

- 200-31-A—12-16 West 116th street and 5-9 West 115th street, Manhattan.  
 203-31-A—18 West 53rd street, Manhattan.  
 211-31-A—20-24 North Moore street, Manhattan.  
 216-31-A—121-123 Greene street, Manhattan.  
 226-31-A—53-01 Grand avenue, northwest corner of 54th street, Maspeth, Borough of Queens.

## *Rules.*

- 353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, JULY 28, 1931, AT 2 P. M.

## *Building Zone Cases.*

169-31-BZ.

APPLICANT—William F. Regan, for Ferdinand Polti, owner.

PREMISES—79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

234-31-BZ.

APPLICANT—Triest Cotntracting Corp. (lessee), for Norman G. Degnon, owner.

PREMISES—Northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction.

243-31-BZ.

APPLICANT—Walter C. Martin, for Board of Education, City of New York, owner.

PREMISES 133-143 East 16th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district the erection of the street wall of a building in excess of the height permitted under the building zone resolution.

320-31-BZ.

APPLICANT—LeRoy P. Ward, for Big Four Realty Corp., lessee, for Estate of John R. Slattery, owner.

PREMISES—252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

APPLICATION, under sections 6, 7a, 7c, 7e and 21 of the building zone resolution,

TO PERMIT in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles.

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a tem-



# CALENDAR

porary permit; reopened for an extension of temporary permit July 7, 1931).

154-30-BZ.

APPLICANT—Rubenstein & Rosling, for Vandee Building Co., Inc., owner.

PREMISES—Northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 16, 1931-.

## JULY 28, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

321-31-A—1724-1728 Broadway and 208-210 West 55th street, southeast corner, Manhattan.

230-31-A—117 West 33rd street, Manhattan.

242-31-A—10-12 East 17th street, Manhattan.

244-31-A—29 West 34th street, Manhattan.

246-31-A—631-649 17th street and 1102-1110 Prospect avenue, Brooklyn.

248-31-A—219-227 Grand street and 677-693 Driggs avenue, northeast corner, Brooklyn.

284-31-A—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.

### *Petitions for Variations.*

1-31-S—285 Livingston street, Brooklyn.

456-26-S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.

323-31-S—245-249 11th avenue, 601-640 West 26th street, 200-214 13th avenue and 600-652 West 27th street, Manhattan.

247-31-S—462 Mott avenue, The Bronx.

272-31-S—4802-4804 New Utrecht avenue, southwest corner of 48th street, Brooklyn.

274-31-S—453-457 West 30th street, Manhattan.

## SEPTEMBER 15, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

of the building zone resolution, *Tuesday morning, September 15, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorn dran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 15, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.

281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, JULY 7, 1931

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the Regular Meeting of the Board, held on Tuesday Morning, June 30, 1931, the minutes of the Regular Meeting of the Board, held on Tuesday Afternoon, June 30, 1931 and the minutes of the Special Meeting of the Board, held on Tuesday Afternoon, June 30, 1931, were approved as printed in Bulletin No. 27, Vol. XVI.

### BUILDING ZONE CASES.

731-30-BZ.

APPLICANT—Henry J. Nurick, for Jacob Rosenberg, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the installation and maintenance of a gasoline service station.

PREMISES AFFECTED—1288-1290 Myrtle avenue, southeast corner of Central avenue, Brooklyn.

### APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Laid over to July 24, 1931, at 10 a. m., for inspection and report by a committee of board.

95-31-BZ.

APPLICANT—Benjamin Antin, for Christian A. Vorn dran, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of East 177th street and Haviland avenue, The Bronx.

### APPEARANCES—

For Applicant: H. B. Jackson.

For Opposition: John L. Sheehan and Merwin F. Levine.

ACTION OF BOARD—Laid over to September 15, 1931, at 10 a. m., on request of applicant's representative.



# MINUTES

217-31-BZ.

APPLICANT—C. A. Cochran, for Morris & O'Connor, for Continental Realty Corp., owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a 2½ times height district the erection of a portion of the tower walls nearer to the building line than permitted by the building zone resolution and an excess height on the New street front.

PREMISES AFFECTED—30-40 Broad street, 64-66 Exchange place and 32-36 New street, Manhattan.

APPEARANCES—

For Applicant: James F. Donnelly.

For Opposition: Albert S. Ridley.

ACTION OF BOARD—Laid over to July 21, 1931, at 10 a. m., on request of applicant's representative.

134-31-BZ.

APPLICANT—Laspia & Samenfeld, for Pauline Caminite, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the creation and maintenance of an undertaker's office.

PREMISES AFFECTED—92-01 103rd avenue and 101-59 92nd street, northeast corner, Woodhaven, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Laid over to July 24, 1931, at 10 a. m., no appearances.

193-27-BZ.

APPLICANT—Lauritz Lauritzen, for Industrial Home for the Blind, owner.

SUBJECT—Application for reopening—interpretation of resolution re: Application (decision of superintendent of buildings), under section 7a of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a factory building.

PREMISES AFFECTED—510-520 Gates avenue, Brooklyn.

APPEARANCES—

For Applicant: Peter J. Salmon.

For Opposition: Raphael Jamone and Mrs. A. Bender.

ACTION OF BOARD—Report of committee of inspection adopted; application for reopening laid over to September 15, 1931, at 10 a. m., on request of opposition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

320-31-BZ.

APPLICANT—LeRoy P. Ward, for Big Four Realty Corporation, lessee. Estate of John R. Slattery, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under sections 6, 7a, 7c and 21 of the building zone resolution, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

APPEARANCES—

For Applicant: LeRoy P. Ward.

For Opposition: None.

ACTION OF BOARD—Request for preferential hearing granted and set for Calendar Call July 28, 1931, at 2 p. m.

THE VOTE TO GRANT PREFERENTIAL HEARING—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

329-29-BZ.

APPLICANT—Hugo E. Magnuson, for Frederick Prisco, owner.

SUBJECT—Application for reopening—reconsideration under section 7g, previously denied under section 21—re: Application (decision of the superintendent of buildings), to permit in a business district the conversion of a building, occupied for minor alterations and repairs to motor vehicles, into a garage for the storage of more than five (5) motor vehicles and a motor vehicle repair shop.

PREMISES AFFECTED—2849-2855 Fulton street, north side, 24 ft. west of Barbey street, Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application reopened.

THE VOTE TO REOPEN—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

202-27-BZ.

APPLICANT—Charles Pfaff, for Blasius Wenzler, owner.

SUBJECT—Application for reopening—extension of temporary permit—re: Application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above.

PREMISES AFFECTED—80-17 Cooper avenue, Glendale, Queens.

APPEARANCES—

For Applicant: Adam Christmann.

For Opposition: None.

ACTION OF BOARD—Report of committee of inspection adopted. application reopened and set for calendar call July 28, 1931, at 2 p. m.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO REOPEN—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

558-30-BZ.

APPLICANT—William I. Hohauser, Inc., for DiGennaro Bros. Building Corp., owner.

SUBJECT—Application for reopening—modification—re: application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a two-story dwelling, the first story and cellar to be used for business purposes.



# MINUTES

PREMISES AFFECTED—1835 Sedgwick avenue and 231 West Tremont avenue, northwest corner, The Bronx.

## APPEARANCES—

For Applicant: Wililam I. Hohausen.  
For Opposition: None.

ACTION OF BOARD—Application to reopen and modify denied.

## THE VOTE TO REOPEN AND MODIFY—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

188-31-BZ.

APPLICANT—Murray Klein, for Ninety Butler Street Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7a, 7e and 21 of the building zone resolution, to permit in a business district the extension of a garage for more than five (5) motor vehicles throughout the two upper stories of an existing three-story building.

PREMISES AFFECTED—86-90 Butler street, south side, 250 feet east of Smith street, Brooklyn.

## APPEARANCES—

For Applicant: Murray Klein and Abraham Wertkin.  
For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

## THE RESOLUTION—

(188-31-BZ)

WHEREAS, Murray Klein, for Ninety Butler Street Corp., owner, filed, April 29, 1931, an application, under the building zone resolution, to permit in a business district the extension of a garage for the storage of more than five motor vehicles throughout the upper two stories of an existing three-story building; premises 86-90 Butler street, south side, 250 ft. east of Smith street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 7, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Butler street is in a business district and Douglass street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 27, 1931 (re Applic. No. 4758-1931), reads:

"Proposition as to change in occupancy 2nd to 3rd floors of present building and increasing the area for a prohibited use (Public Garage) in a Business District. Denied as contrary to Zone Resolution. Proposition is also not consistent with or in reference to Appeal granted B.Z.274/30.

"Therefore application Denied.";

and

WHEREAS, the existing building is of non-fireproof construction, three (3) stories in height, with a frontage of 75 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles throughout the upper two stories of an existing three-story building; and

WHEREAS, the board deems that applicant did not substantiate his bases of appeal brought under sections 7a, 7e and 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

128-31-BZ.

APPLICANT—Leon Levy, for Birdie Levy, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles, and also for a motor vehicle repair shop.

PREMISES AFFECTED—248 West 69th street, Manhattan.

## APPEARANCES—

For Applicant: Leon Levy.  
For Opposition: G. Jacobs, William Weiss, Eugene P. Fitzpatrick and Gaston Brimbreon.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

## THE RESOLUTION—

(128-31-BZ)

WHEREAS, Leon Levy, for Birdie Levy, owner, filed, March 17, 1931, an application, under the building zone resolution, to permit in a business district the alteration and change of occupancy from a garage for the storage of five motor vehicles to a garage for the storage of more than five motor vehicles and, also for a motor vehicle repair shop; premises 248 West 69th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 7, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 69th street is in a business district, West 68th street is in a business district, West End avenue is in a business and residence district; West 70th street is in a residence district, and Amsterdam avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 16, 1931 (re certificate of occupancy), reads:

"In answer to your letter of March 9, 1931, enclosing application for a certificate of occupancy for the above premises, you are advised that this Bureau cannot issue a certificate of occupancy for a garage for more than 5 autos and auto repair shop as the building is located in a business district and the use of any part of the building for this purpose is prohibited by the Zoning Resolution. Zoning Violation 19-1931 is pending against the premises.";

and

WHEREAS, the existing building is of non-fireproof construction, two (2) stories in height, with a frontage of 25 ft. and a depth of 93 ft. 5 in.; to be occupied as a garage for the storage of more than five cars and a motor vehicle repair shop; and

WHEREAS, the applicant's basis of appeal under section 7, subdivision e, is substantiated in that the board, under Cal. No. 400-25-BZ, granted a variation for a garage at 247 West 69th street under section 7, subdivision e; and

WHEREAS, the property under appeal is sandwiched between two existing garages for more than five cars; and

WHEREAS, the application is for the use of the present two-story building as a garage for more than five motor vehicles and a motor vehicle repair shop; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that



# MINUTES

the application be and it hereby is *granted*, only so far as it affects the use for a garage for more than five cars, *on condition* that the present building shall not be extended in height, depth or width; that the interior shall be fire-retarded throughout in accordance with the rules of the board of standards and appeals; that there shall be no portable gasoline tanks operated outside the present building; that the use shall be restricted to the storage of cars of the pleasure-car type only, prohibiting taxicab and commercial vehicles; that the gable walls shall be unpierced throughout their entire height and length; that any skylights installed in roof shall be equipped with plain glass, protected with wire guards above and below and shall be located not less than 10 ft. east of the westerly building line; that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

1583-21-BZ.

APPLICANT—Hannah T. Manning, previous owner; Irene J. Gray, present owner.

SUBJECT—Application for reopening—extension of temporary permit—re application (order of the fire commissioner), under sections 7f and 21 of the building zone resolution, to permit in a residence district the maintenance of two (2) garages, space in which is rented to persons not residing on the premises.

PREMISES AFFECTED—7 Clinton place, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Report of committee of inspection adopted; application reopened and temporary permit extended.

THE VOTE TO ADOPT REPORT OF COMMITTEE OF INSPECTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO REOPEN AND EXTEND TEMPORARY PERMIT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(1583-21-BZ)

WHEREAS, Hannah T. Manning, owner, filed, December 7, 1921, an application, under the building zone resolution, to permit in a residence district the maintenance of two garages, space in which is rented to persons not residing on premises; premises 7 Clinton place, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, May 23, 1922, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Clinton place and Davidson avenue are in residence districts and Jerome avenue is in a business district; and

WHEREAS, the order of the fire commissioner, dated December 6, 1921, reads:

"Maintenance of your garage is a violation of section 3 of article 2 of the Building Zone Resolution of the Board of Estimate and Apportionment of the City of New York, adopted July 25, 1916, inasmuch as garage is not an accessory to residence on lot and motor vehicles are for sale, for rent or for hire, or are subject to charges for storage.

"You are, therefore, ordered to: 1. Discontinue the use of premises for the storage of motor vehicles containing volatile inflammable oil;"

and

WHEREAS, the buildings are of metal construction, each one story in height, with a frontage of 30 ft. and 16 ft., re-

spectively, and a depth of 18 ft.; occupied one for storage of two cars and the other for storage of three cars, space being rented to persons not residing on premises; and

WHEREAS, there would be undue hardship in requiring the owner to immediately discontinue the renting of space in these buildings; and

WHEREAS, this application was granted by the board at its meetings, March 23, 1922; July 17, 1923; July 17, 1925; July 19, 1927, and July 9, 1929, for a temporary period, and applicant requested a further extension of time.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for a temporary period of two years from July 17, 1931, *on condition* that the garage use shall be limited to automobiles of the pleasure-car type, and *on further condition* that no gasoline shall be stored on the premises, and that no motor vehicle repairing shall be done on the premises.

976-25-BZ.

APPLICANT—McCoocy & Conroy, substituted for William F. Doyle, for Harry Strolowitz, owner.

SUBJECT—Application for reopening—extension of time to obtain permits and to complete work—re: Application (decision of the superintendent of buildings), under sections 7a, 7b and 7e of the building zone resolution, to permit in a residence district the erection of an additional story to an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2094-2104 Union street, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(976-25-BZ)

WHEREAS, William F. Doyle, for Harry Strolowitz, owner, filed, September 21, 1925, an application, under the building zone resolution, to permit in a residence district the erection of an additional story to an existing garage for the storage of more than five motor vehicles; premises 2094-2104 Union street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 5, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Union street is in a residence district; Sutter avenue is in a business district, and Blake avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 15, 1925, reads:

"1. The addition of another story to an existing 1 story garage not permitted in a residential district. Zone Resolution, Art. 2, Sec. 3, Sub. 6 (a).";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board concluded that applicant's basis of appeal, namely, sections 7a and 7b of the building zone resolution, does not apply in this case, and that applicant was not entitled to relief thereunder; and

WHEREAS, the application was denied by this board at its meeting, January 5, 1926; and

WHEREAS, the board was reversed in the Special Term of the Supreme Court, affirmed in the Appellate Division, and



# MINUTES

application has been remitted to the board by the order of the court to impose such conditions as will safeguard the adjoining properties as provided by the zoning resolution; and

WHEREAS, this application was acted on by the board at its meeting, July 26, 1929, and a time limit set to complete work, and applicant requests an extension of this time limit, and now the owner, through his attorneys, McCooey & Conroy, request a further extension.

*Resolved*, that the building erected shall not exceed in height two stories above grade and shall be constructed fire-proof throughout; that the gable walls shall be unpierced throughout their entire height and length; that any ascending ramp incorporated shall set back from the building line not less than 10 ft. on a grade with the sidewalk; no vehicular opening to exceed a clear width of 10 ft.; that the front elevation shall be finished with light-colored face brick in natural stone or architectural terra cotta trim; the front parapet shall be not less than 5 ft. above the roof and shall be of pediment design; that any advertising displayed shall be restricted to one electric projecting sign, indicating the name and title of the business conducted on the premises; that there shall be no portable gasoline tanks maintained on the premises; that all permits required shall be obtained within two months and all work involved thereby completed within nine months from the date of this action—July 7, 1931.

706-29-BZ.

APPLICANT—Max Levy, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied—reopened under new facts).

PREMISES AFFECTED—2066-2076 Pitkin avenue and 238-240 Pennsylvania avenue, southwest corner, Brooklyn.

APPEARANCES—

For Applicant: Joseph V. Tarbowe.

For Opposition: K. Karl Klein.

ACTION OF BOARD—Report of committee adopted. application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE VOTE TO GRANT—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(706-29-BZ)

WHEREAS, Max Levy, owner, filed, December 5, 1921, denied May 6, 1930; decision of the board affirmed November 15, 1930, by Supreme Court; reopened May 19, 1931, under the claim of new facts, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2066-2076 Pitkin avenue and 238-240 Pennsylvania avenue, southwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 7, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Pitkin avenue is in a business and unrestricted district; Pennsylvania avenue is in a business district; Belmont avenue is in a business and unre-

stricted district; Sheffield avenue is in an unrestricted district, and New Jersey avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 27, 1931 (re App. No. 6383-1931), reads:

"Proposed gasoline service station to be located in a business use district is contrary to Art. II, Sect. 4a of Zone Resolution.";

and

WHEREAS, the premises consist of a corner lot, 40 ft. 4 1/4 in. by 100 ft.; it is proposed to erect an office, 20 ft. by 20 ft., bury six 550-gallon tanks and erect six pumps for the purpose of conducting a gasoline service station within a business use district; and

WHEREAS, the premises under appeal consisting of a plot of ground 40 ft. 4 1/4 in. on Pennsylvania avenue and 100 ft. on Pitkin avenue were the subject of an inspection by a committee of the board, and the opinion of the committee was that its use as a gasoline station, if restricted entirely to Pitkin avenue, might be considered favorably by the board; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the gasoline station shall be permitted on a plot 40 ft. 4 1/4 in. on Pennsylvania avenue and 90 ft. on Pitkin avenue; that along the westerly and southerly lot line there shall be constructed a masonry wall not less than 10 ft. in height, faced with white enamel brick in panel design on the inside and coped with natural stone or architectural terra cotta; that there shall be constructed along the building line on Pennsylvania avenue and Pitkin avenue a concrete curbing not less than 12 in. in height and 12 in. in width, with but two openings to the gasoline station, located on Pitkin avenue, not more than 12 ft. wide each, with curb cuts directly in front of said openings not more than 14 ft. wide each; that the easterly side of the easterly opening shall be set back westerly from Pennsylvania avenue not less than 15 ft.; that there shall be constructed on the concrete curbing along Pennsylvania avenue concrete posts not less than 12 in. by 12 in. in area and 4 ft. 6 in. in height, spaced not more than 10 ft. on centers, connected with heavy iron chains forming a fence, or in lieu thereof a substantially heavy iron picket fence erected on the concrete curbing not less than 4 ft. 6 in. in height with pickets not more than 3 in. on centers; that all gasoline pumps shall be set back at least 10 ft. from the building line; that any accessory use or office erected on the premises shall be confined to buildings one story in height, of masonry construction, roofed with Spanish tile or variegated slate, faced with white enamel brick in panel design; that any grease racks or pits shall be housed in a one-story masonry structure of same design as the balance of the buildings constructed on the premises and shall have arched openings on the front for egress or ingress to the grease racks or pits; that any advertising displayed shall be confined to the illuminated globes of the pumps; no portable gasoline tanks shall be operated outside the building line; that all permits required shall be obtained within six months and all work completed within one year from the date of this action.

662-30-BZ.

APPLICANT—Elvira Pizzo, owner.

SUBJECT—Application for reopening—modification—re: Application (decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—37 Jackson street and 645-651 Lorimer street, west side of Lorimer street, 25 ft. north of Jackson street, Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Vincent J. Bensi.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

## THE VOTE TO REOPEN AND MODIFY—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott .....

4

Negative .....

0

Absent .....

0

## THE RESOLUTION—

(662-30-BZ)

WHEREAS, Emil Guterman, for Elvira Pizzo, owner, filed, November 6, 1930, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 37 Jackson street and 645-651 Lorimer street, west side of Lorimer street, 25 ft. north of Jackson street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 7, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jackson street is in a business and unrestricted district; Lorimer street is in a business and unrestricted district; Withers street is in an unrestricted district, and Skillman avenue is in a business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 10, 1930 (re App. No. 13493-1930), reads:

"1. Proposed Public garage for over five motor vehicles situated within business district in violation of Art. II, Sec. 4-a, Zone Resolution. Above application therefore denied.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 75 ft. on Lorimer street and 25 ft. on Jackson street and a depth of 125 ft.; to be occupied as a garage for the storage of more than five (5) motor vehicles; and

WHEREAS, the application is supported by 97.6 per cent consents of an area fixed by the board and deemed affected in substantiation of section 7g of the building zone resolution; and

WHEREAS, the board granted an application for a garage on the west side of Lorimer street, directly opposite the premises under appeal, under Cal. No. 100-19-BZ; and

WHEREAS, the property abuts the unrestricted district to the north and lies wholly within the business district; and

WHEREAS, the board deems that a denial of this application would be arbitrary discrimination against the applicant and that he is entitled to relief under section 7g of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, April 7, 1931, on certain conditions, and owner requests a modification of these conditions as to location of 9 ft. court and has filed consent of owner of adjoining property, No. 643 Lorimer street.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for a one-story garage above grade, with a frontage of 75 ft. on Lorimer street in accordance with amended plans filed June 24, 1931, on condition that the front elevation on Lorimer street and on Jackson street shall be of face brick with architectural terra cotta or natural stone trim; there shall be one vehicular opening on Jackson street and one on Lorimer street, not more than 12 ft. wide each, with curb cuts directly in front of said openings not more than 14 ft. wide each; there shall be no advertising signs, other than one projecting electric sign on Lorimer street, indicating the name and

nature of the business conducted on the premises; any gasoline installed shall be confined to the Lorimer street front; there shall be no portable gasoline tanks operated or maintained outside the building; that the southerly gable wall shall be unpierced throughout its entire height and length; that all permits required shall be obtained within six months and all work completed within one year from the date of this action.

302-29-BZ.

APPLICANT—McCooley & Conroy, for John Sklar Holding Co., Inc., owner.

SUBJECT—Application for reopening—extension of time to obtain permits and to complete work—re: Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—146-156 East 98th street, northwest corner of Winthrop street, Brooklyn.

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permits and complete work.

## THE VOTE TO EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott .....

4

Negative .....

0

Absent .....

0

## THE RESOLUTION—

(302-29-BZ)

WHEREAS, McCooley & Conroy, for John Sklar Holding Co., Inc., owner, filed, May 3, 1929, an application, under the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 146-156 East 98th street, northwest corner of Winthrop street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 26, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 98th street is in a business district; Rockaway parkway and Winthrop street are in a residence district, and Union street and Blake avenue are in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 18, 1929 (re App. No. 5777-1929), reads:

"Proposed garage for more than five cars to be located partly in a business use and partly in a residential district is contrary to Art. II, Sec. 3 and 4-a of the Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 100 ft. on East 98th street and 120 ft. on Winthrop street; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board has in six prior actions granted garages on this same street front and abutting properties; and

WHEREAS, the board's action has been sustained in the Special Term and Appellate Division, the board believes under section 21, that the surrounding circumstances justifies the granting of this application in view of its former actions on abutting and contiguous actions for the same and similar use; and

WHEREAS, the board, under date of July 26, 1929, did grant a variation on this property and stipulated certain conditions, among which was one that all permits required should be obtained within six months and all work involved



# MINUTES

completed within one year from the date of the board's action; and

WHEREAS, a writ of certiorari on which the board was sustained by the Supreme Court prevented the applicant from obtaining permits and completing the work within the time stipulated by the board in its original resolution, and applicant now requests a further extension of time, and now requests a further extension for reasons stated in letter of June 18, 1931.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed in height one story above grade and shall be constructed fireproof; that the rear and gable walls shall be unpierced throughout their entire height and length; that the exterior of the walls on the street fronts shall be finished with light-colored face brick with dark-colored brick trim at all openings or natural stone or architectural terra cotta trim; that a water table not less than 18 in. in height shall be installed on the Winthrop street front; that there shall be no vehicular opening on the Winthrop street front; that any door opening installed on the Winthrop street front shall not exceed a width of 3 ft. 8 in.; that there shall be no door opening within the residence use area on the Winthrop street front; that the parapet wall on the street front shall be not less than 6 ft. above the roof grade with pediments on the course of the front of attractive architectural design; that there shall be no signs or advertising of any nature or description displayed on the Winthrop street front; that no roof signs shall be erected; that no vehicular opening shall be installed on the 98th street front within 25 ft. of the Winthrop street corner; that there shall be installed not less than six skylights in the roof, glazed with plain glass and protected with wire guards above and below; that there shall be no portable gasoline tanks operated outside of the premises; that any advertising displayed on the 98th street front shall be limited to one projecting electric sign, indicating the name and title of the business conducted on the premises; that all permits required shall be obtained within six months and that all work involved shall be completed within nine months from January 1, 1932.

60-31-BZ.

APPLICANT—Henry G. Harrington, for Bay Ridge Storage Warehouse Corporation, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under sections 7b, 7c, 7e, 7g and 21 of the building zone resolution, to permit partly in an unrestricted and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, an automobile repair shop, and also a gasoline service station.

PREMISES AFFECTED—6317-6327 Fifth avenue, east side, 125 feet south of 63rd street, Brooklyn.

APPEARANCES—

For Applicant: Daniel McNamara, Jr.

For Opposition: Aaron Bearman.

ACTION OF BOARD—Report of committee of inspection adopted; application denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Absent ..... 0

THE RESOLUTION—

(60-31-BZ)

WHEREAS, Henry G. Harrington, for Bay Ridge Storage Warehouse Corp., owner, filed, February 3, 1931, an application, under the building zone resolution, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, an automobile repair shop and, also, a gasoline service station; premises 6317-6327 Fifth avenue, east side, 125 ft. south of 63rd street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 7, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fifth avenue, east side, is in a business district; Fifth avenue, west side, north of a point opposite the continuation of the north line of 65th street, is in a business district; Fifth avenue, west side, south of a point opposite the continuation of the north line of 65th street, is in an unrestricted district; 64th street is in a business district; 65th street, from Fifth avenue to a point 100 ft. east, is in a business district; 65th street, east of a point 100 ft. east of Fifth avenue, is in an unrestricted district; 63rd street, from a point 100 ft. west to a point 100 ft. east of Fifth avenue, is in a business district, and 63rd street, east of a point 100 ft. east of Fifth avenue, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 14, 1931 (re App. No. 338-1930), reads:

"Proposed gasoline service station, public garage for more than five motor vehicles and an automobile repair shop to be located partly in a business use and partly in an unrestricted district, are contrary to Art. II, Sect. 4a & 4C of Zone Resolution."

and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 105 ft., a maximum depth of 160 ft. and a distance of 100 ft. 5¾ in. along the rear lot line; the rear of the plot extends into the unrestricted district for a distance of approximately 60 ft.; the remainder of the plot is in the business district; proposes to occupy the front part of the plot for a depth of 39 ft. ½ in. as a gasoline service station and grease pits and the remainder of the plot to be occupied by a two-story fireproof structure to be used as a public garage, auto repair shop and auto paint shop; and

WHEREAS, the property under appeal was the subject of an inspection by a committee of the board, a report of which inspection is a part of this resolution:

REPORT OF COMMITTEE OF INSPECTION

On July 2, 1931, a committee of inspection of the board consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle visited and inspected the premises under appeal in this case:

This is an application to permit, partly in a business district and partly in an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles, an automobile repair shop and a gasoline service station.

This application is predicated under sections 7b, 7c, 7e, 7g and 21.

7b and 7c would hardly apply to an application of this character, as there are specific sections in the zoning law relating to garages and gasoline service stations; and it was the intention under sections 7b and 7c to apply such sections to industrial and commercial establishments. Further, 7b permits of only a 25 ft. invasion into the more restricted zone. The invasion asked for in this appeal is approximately 100 ft., the unrestricted portion of the property being 60 ft.

As to 7e, the basis is a permit issued by the Department of Health for a stable for more than five horses on premises adjoining the property under appeal on Fifth Avenue, used as a plumbing shop. It is the claim of the appellant that the stable was in existence prior to 1916 and has been in exist-



# MINUTES

ence since that time for more than five horses. The stable in question, however, is the rear basement portion of premises 6311 Fifth avenue, access to which was up and down a ramp from the first story. There are, however, no horses stabled nor automobiles stored in this so-called stable at the present time and, according to the owner, Mr. O'Brien, none has been stabled for the last ten years.

It was evident to the committee of inspection that this portion of the building which was formerly a stable, but is now used for storage, has not been in use for a stable for some time, as the top of the ramp, which is the access to the stable, is now boarded up.

It would seem, therefore, that the basis of appeal would be on section 21 only, as section 7, subdivision g, was not substantiated, the applicant having filed only 20 per cent consents of the area deemed affected by the board.

The property in question abuts on the south the railroad cut of the New York, Sea Beach Railway Co., which cut, at the intersection of Fifth avenue, is probably about 25 ft. below street grade.

64th street stops at the north side of Fifth avenue and could not possibly physically be carried south of Fifth avenue due to the railroad cut and the portion of the property under appeal being on the line thereof, so that one-half the block on the north side of Fifth avenue between 65th street and 63rd street is occupied on the west by the railroad cut and the balance by the property under appeal, the plumbing shop mentioned in this report and a building at the intersection of 63rd street and Fifth avenue occupied as stores on the first story and dwelling occupancy above.

Opposite the site under appeal between 63rd street and 64th street on Fifth avenue the property is fully developed with two and three-story buildings wholly occupied with conforming uses, with apparently no vacancies.

North of 63rd street on Fifth avenue, apparently for some distance, there are no non-conforming uses and the property apparently is fully developed and fully occupied.

East of 100 ft. east of Fifth avenue on 63rd street and 65th street is unrestricted use zone. On the north side of 64th street, westward from Fifth avenue, the property is fully developed and fully occupied with conforming uses. On the south side of 64th street, west of Fifth avenue, the property, where developed, is developed with conforming uses.

There have been filed with this appeal twenty-seven objections, eight objectors being the owners of the ten parcels

of property on the west side of Fifth avenue between 63rd and 64th streets, directly opposite the premises under appeal, and two objectors being owners of adjoining property on the south side of Fifth avenue between the property under appeal and 63rd street.

The property in question is so far vacant and unimproved.

The railroad mentioned in this report as abutting the property on the south would not, in the opinion of the committee, affect the development of this property with a conforming use.

Due to the objection of abutting owners immediately adjoining and adjacent to the property under appeal and the so far uninvaded condition of this section, the development with conforming uses, the committee is of the opinion that this application is not substantiated under section 21, hardship, and recommends denial of the appeal.

Signed HENRY L. CONNELL,  
Temporary Chairman  
JAMES P. HOLLAND,  
JOHN GUILFOYLE.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

## AREA FIXED.

(322-31-BZ)

The chairman presented and read a communication from Pink & McDonough, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the installation of a gasoline service station; premises 6114-6124 17th avenue, northwest corner of 62nd street, Borough of Brooklyn.

The following area was approved:

Both sides of 62nd street from a point 100 ft. west of 17th avenue to a point 400 ft. east of premises in question; both sides of 17th avenue from a point 400 ft. south of premises in question to a point 400 ft. north of the proposed site; also, both sides of 61st street from a point 100 ft. west of 17th avenue to a point 200 ft. east of 17th avenue.

Adjourned 1.40 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, JULY 7, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS

241-31-A.

APPELLANT—Fire Department.

SUBJECT—Appeal for revocation of certificate of occupancy No. 4426-1922 issued by the superintendent of buildings.

PREMISES AFFECTED—119 West 33rd street, Manhattan.

### APPEARANCES—

For Appellant: Inspector Maher of fire department.

For Owner: D. J. Comyns.

ACTION OF BOARD—Laid over to July 14, 1931, at 2 p. m., on request of owner's representative.

713-30-A.

APPELLANT—Morris Weiss, for Louis Zucker, president of the Zucker Holding Corporation, owner.

SUBJECT—Application for reopening—re revocation of permit issued by superintendent of buildings, in accordance with resolution adopted by the board January 6, 1931.

PREMISES AFFECTED—13-17 West 109th street, Manhattan.

### APPEARANCES—

For Appellant: Morris Weiss.

For Owner: Samuel Goldstein.

ACTION OF BOARD—Request to reopen denied.

### THE VOTE TO REOPEN—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Absent ..... 0



# MINUTES

321-31-A.

APPELLANT—E. B. Maynard, for S. T. Johnson Co., for Hotel Woodward Company, owner.

SUBJECT—Request for preferential hearing—re: appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—1724-1728 Broadway and 208-210 West 55th street, southeast corner, Manhattan.

APPEARANCES—

For Appellant: E. B. Maynard.

ACTION OF BOARD—Request for preferential hearing granted and set for hearing July 28, 1931 at 2 p. m.

THE VOTE TO GRANT PREFERENTIAL HEARING—

|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell,<br>Commissioners Holland and Guilfoyle and<br>Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                          | 0 |
| Absent .....                                                                                                            | 0 |

454-30-A.

APPELLANT—Henry J. Nurick, for Rubel Corp., owner.  
SUBJECT—Appeal from a decision of the superintendent of buildings—re reinstatement of Permit No. 11381-29 revoked by the superintendent of buildings.

PREMISES AFFECTED—2641-2645 Nostrand avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell,<br>Commissioners Holland and Guilfoyle and<br>Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                          | 0 |
| Absent .....                                                                                                            | 0 |

659-30-A.

APPELLANT—Henry J. Nurick, for Rubel Corp., owner.  
SUBJECT—Appeal from decision of superintendent of buildings, re: reinstatement of Permit No. 11381-29 revoked by the superintendent of buildings.

PREMISES AFFECTED—2641-2645 Nostrand avenue, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Assistant Engineer Benjamin Saltzman of bureau of buildings.

ACTION OF BOARD—Appeal withdrawn on written stipulation between attorney for appellant and attorney for objectors.

THE VOTE TO WITHDRAW—

|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell,<br>Commissioners Holland and Guilfoyle and<br>Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                          | 0 |
| Absent .....                                                                                                            | 0 |

432-29-A.

APPELLANT—D. J. Comyns, for J. Marion Soeurs, lessee.

SUBJECT—Appeal from an order of the superintendent of buildings.

PREMISES AFFECTED—501-503 3rd avenue and 202 East 34th street, S. E. C., Manhattan.

APPEARANCES—

For Appellant: D. J. Comyns.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

|                                                                                                   |   |
|---------------------------------------------------------------------------------------------------|---|
| Affirmative: Commissioner Holland .....                                                           | 1 |
| Negative: Temporary Chairman Connell, Commissioner Guilfoyle and Assistant Chief McElligott ..... | 3 |
| Absent .....                                                                                      | 0 |

## THE RESOLUTION—

(432-29-A)

WHEREAS, D. J. Comyns, for Ballentyne Estate, owner, filed, June 26, 1929, an appeal from an order of the superintendent of buildings, affecting premises 501-503 Third avenue and 202 East 34th street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated June 26, 1929 (Order No. 33-28), reads:

"You are hereby notified that the building known as Number 501-503 Third Avenue, 202 East 34th Street, in the Borough of Manhattan, in the City of New York, does not conform to Section 161 of the Building Code, in the respects noted below:

"You are hereby directed to enclose the interior stairway from street entrance to roof in partitions of fire-resisting materials, including all exposed soffits and landings, properly fire stopped at all floor levels, all doors in stair enclosure to be fireproof and self-closing.

"This order supersedes Exit Order 47-1927, dated September 20, 1927."

and

WHEREAS, the building is non-fireproof, five stories in height, 44 ft. by 80 ft. in area; OCCUPIED: cellar, storage; 1st story, stores, 8 persons; 2nd story, furnished rooms, 12 persons; 3rd story, furnished rooms, 12 persons; 4th story, furnished rooms, 12 persons; 5th story, furnished rooms, 12 persons; and

WHEREAS, appellant contends that there are four stacks of fire escapes on this building located as shown on plans; that it is proposed to frame out an alcove opening to room marked "A" on plan in order to make same a part of the present private hall, thereby giving all rooms opening on said private hall direct egress to the fire escape on the Third avenue front without passing through public hall.

*Resolved*, that the order of the superintendent of buildings be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

101-31-A.

APPELLANT—Knott Management Corp., for Trustees of Columbia University, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—420 West 116th street, Manhattan.

APPEARANCES—

For Appellant: John J. Doherty.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell,<br>Commissioners Holland and Guilfoyle and<br>Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                          | 0 |
| Absent .....                                                                                                            | 0 |

## THE RESOLUTION—

(101-31-A)

WHEREAS, Knott Management Corp., for Trustees of Columbia University, owner, filed, February 26, 1931, an appeal from an order and a decision of the fire department, affecting premises 420 West 116th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 16, 1930 (Order No. 78652-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sections 580-581, Chapter 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals."

and

WHEREAS, the decision of the fire commissioner, rendered February 25, 1931, reads:

"In reply to your inquiry requesting reconsideration



# MINUTES

of Order No. 78652-F affecting the above premises, you are advised that your request must be denied.”;

and

WHEREAS, the building is fireproof, nine stories in height, 50 ft. by 90 ft. in area; OCCUPIED as a hotel, nineteen persons each story; and

WHEREAS, the appellant claims the building was erected in 1906; that the present standpipe tank of 3,500 gallons capacity, the bottom of which is 7 ft. 11 in. above the hose outlet in the highest story, has been found adequate since the date of erection in 1906; furthermore, the appellant proposes to install additional fire extinguishers on each floor and to discontinue the tenth story (pent house) for living purposes; and

WHEREAS, the building was erected in 1906, at which time the present standpipe system was installed.

Resolved, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above the top story hose outlet, which is known as the ninth story, *on condition* that such elevation shall be not less than 9 ft. above the top story hose outlet; that the use and occupancy of the pent house shall be discontinued; that the standpipe system shall be equipped with an automatic filling pump; that the tank shall have a capacity of not less than 3,200 gallons for the standpipe system; that the building shall be not increased in height or area, and that the standpipe hose in the top story shall be equipped with ½-inch nozzles, and that the standpipe system shall comply with the rules in all other respects.

173-31-A.

APPELLANT—National City Realty Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—55 Wall street and 21-29 Exchange place, Manhattan.

APPEARANCES—

For Appellant: Jerome G. Young.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(173-31-A)

WHEREAS, National City Realty Corp., for National City Bank of New York, owner, filed, April 17, 1931, an appeal from an order of the fire commissioner, affecting premises 55 Wall street and 21-29 Exchange place, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 10, 1931 (Order No. 77011-F), reads:

“1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Secs. 580-581, Ch. 5; Code of Ordinances & Rule 91 of the Board of Standards and Appeals.”;

and

WHEREAS, the building is fireproof, nine stories in height, 197 ft. 4 in. by 171 ft. 9 in. in area; OCCUPIED entirely for business of the National City Bank; and

WHEREAS, the appellant claims the building was erected in 1907; that the standpipe tank is housed in a fireproof pent house, the bottom of which is 12 ft. above the highest hose outlet; to comply with the order of the fire department would involve a large expense and create an ugly appearance architecturally; furthermore, the appellant contends the building is equipped with adequate fire-extinguishing apparatus; and

WHEREAS, the building was erected in 1907, at which time the present standpipe system was installed, and the pent

house occupancy apparently was in use subsequent to the erection of the building up until the present time, the occupancy of the pent house being confined to not more than four persons; and

WHEREAS, the building is in single tenancy, being occupied by The National City Bank.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the elevation of the bottom of the tank shall be not less than 10 ft. 6 in. above the highest top story hose outlet; that such additional fire-fighting appliances as shall be required by the fire department shall be installed in the pent house story; that all hose in the top story of the building shall be equipped with ½-inch nozzles; that the reserve in the tank for fire-fighting purposes shall be not less than 3,400 gallons; granted only so long as present conditions as to use, occupancy and general layout of the building shall remain substantially unchanged; that the building shall be not increased in height or area, and that the standpipe system shall otherwise comply with the rules in all other respects.

172-31-A.

APPELLANT—P. Jackson Higgs, lessee.

SUBJECT—Appeal from an order and decisions of the superintendent of buildings.

PREMISES AFFECTED—32-34 East 57th street, Manhattan.

APPEARANCES—

For Appellant: P. Jackson Higgs.

For Administration: Assistant Engineer S. L. Becker of bureau of buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(172-31-A)

WHEREAS, P. Jackson Higgs, lessee, filed, April 17, 1931, an appeal from an order and decisions of the superintendent of buildings, affecting premises 32-34 East 57th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered December 12, 1930 (Alt. App. Uo. 2318-30), reads:

“1. Stairway must be built of incombustible material. Art. 17, Building Code.”;

and

WHEREAS, the order of the superintendent of buildings, dated September 19, 1930 (Order No. 4774-30), reads:

“In that of erecting a fireproof wood stair from 3rd floor to 4th floor without obtaining a permit from this Bureau.”;

and

WHEREAS, the decision of the superintendent of buildings, rendered April 17, 1931 (Alt. 2318-30), reads:

“In reply to your letter of March 30, 1931, in which you ask for a reconsideration of Objections Nos. 1 and 3 made to Alteration Application 2318-30, we beg to state that no reconsideration can be granted in this matter of these two objections for the reason that the law provides in the case of objection No. 1, stairways must be made of incombustible material and in the case of objection No. 3, that all rooms must be properly ventilated to the outer air.”;

and

WHEREAS, the building is fireproof, nineteen stories (235 ft.) in height, 50 ft. by 90 ft. 3 in. in area at first story; OCCUPIED for showrooms and offices; not more than ten persons per story; EQUIPPED with a standpipe system; an open stairway has been constructed from third story to fourth story at easterly side of the building, the treads, risers, balusters and hand railings are composed of fire-proofed wood, supported by a steel structural frame; and



# MINUTES

WHEREAS, the appellant claims the building was erected in 1930; that the stairway in question is a private accommodation staircase, connecting his private rooms on the third and fourth stories used for the display of paintings and art objects; that in addition to this stairway the building is provided with legal public halls and stairways which are entirely separate and distinct; furthermore, the appellant contends that similar accommodating staircases of fireproofed wood have been allowed in building at 90 Broad street between the seventeenth and eighteenth floors and between the eighteenth and nineteenth floors, also in the Cunard Building between the fourteenth and fifteenth floors.

Resolved, that the order and decisions of the superintendent of buildings be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the present lessee and appellant in this appeal, *on condition* that the accommodation stairs which is the subject of this appeal shall be constructed of fireproof wood on metal stringers and framework and that the building otherwise shall be equipped with the necessary required means of exit, and that the accommodation stairway, the subject of this appeal, located between the third and fourth stories, is for use by the lessee and appellant in this case, and that the building code be compiled with in all other respects.

206-31-A.

APPELLANT—A. Trenkmann Estate, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner. PREMISES AFFECTED—187-189 Lafayette street and 409 Broome street, southeast corner, Manhattan.

APPEARANCES—

For Appellant: Charles Trenkmann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell,<br>Commissioners Holland and Guilfoyle and<br>Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                          | 0 |
| Absent .....                                                                                                            | 0 |

THE RESOLUTION—

(206-31-A)

WHEREAS, A. Trenkmann Estate, Inc., owner, filed, May 5, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 187-189 Lafayette street and 409 Broome street, southeast corner, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 17, 1931 (re Order No. 82757-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sections 580-581, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals."

and

WHEREAS, the decision of the fire commissioner, rendered April 17, 1931, reads:

"This will reply to your letter of April 7th, 1931, in which you request rescindment of order No. 82757-F for the reason that the building is sprinklered and is only 96' high and approximately 20 x 100' in area and that you consider the present tank in fire line is adequate.

"Your request to rescind order No. 82757-F is denied."

and

WHEREAS, the building is fireproof, eight stories in height, 22 ft. 6 in. by 118 ft. in area; OCCUPIED as a tenant factory, not more than thirteen persons per story; and

WHEREAS, the appellant claims the building was erected in 1904; equipped with an adequate sprinkler system; there is a 6,000-gallon house supply tank on roof, 3,500 gallons reserved for standpipes, the bottom of which is about 9 ft. 6 in. above the highest hose outlet; furthermore, the occupancy is small and the floor area is only 2,000 sq. ft.; and

WHEREAS, the building was erected in 1904, at which time the present standpipe system was installed; and

WHEREAS, the building is equipped with a two-source sprinkler system.

Resolved that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above the highest top story outlet, *on condition* that such elevation shall be not less than 9 ft. 6 in. above the top story hose outlet; that the hose in the top story shall be equipped with 1/2-inch nozzles; that the standpipe system shall be equipped with an automatic filling pump, 100 gallons per minute; that the building shall be not increased in height or area, and that the standpipe system shall comply with the rules in all other respects.

205-31-A.

APPELLANT—John J. Gilmartin, for Franklin Broadway Corporation, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—364-366 Broadway and 58 Franklin street, northeast corner, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell,<br>Commissioners Holland and Guilfoyle and<br>Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                          | 0 |
| Absent .....                                                                                                            | 0 |

THE RESOLUTION—

(205-31-A)

WHEREAS, John J. Gilmartin, for Franklin Broadway Corp., owner, filed, May 5, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 364-366 Broadway and 58 Franklin street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 16, 1931 (Order No. 70267-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sections 580-581, Chapter 5, Code of Ordinances & Rule 91 of the Board of Standards and Appeals."

and

WHEREAS, the decision of the fire commissioner, rendered April 28, 1931, reads:

"With regard to your communication of April 8th, 1931, relative to Orders 70267-F and 70268-F, in which you request consideration, for the reason that the condition has always existed and has been accepted by the departments having jurisdiction.

"We find on investigation of our records that this department has not accepted the present conditions, therefore, your request must be denied."

and

WHEREAS, the building is fireproof, twelve stories in height, 50 ft. by 149 ft. 10 in. in area; OCCUPIED for office purposes, forty persons each story; and

WHEREAS, the appellant claims the building was erected in 1907; the present house supply tank of 4,000 gallons, 2,300 gallons reserved for standpipes, the bottom of which is 9 ft. above the hose outlets at top story, was erected under plans approved by the departments having jurisdiction; furthermore, there are other portable fire extinguishers on each floor; and

WHEREAS, the building was erected in 1907, at which time the present standpipe system was installed and been so installed ever since.

Resolved, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above the highest top story hose outlet, *on condition* that such elevation shall be not



# MINUTES

less than 9 ft. 6 in. above the top story outlet; that a reserve of 2,500 gallons shall be maintained for the standpipe system; that the standpipe system shall comply with the rules in all other respects; that the standpipe hose in the top story shall be equipped with ½-inch nozzles; that such additional fire-fighting appliances as shall be required by the fire department shall be installed in the top story, and that the building shall not be increased in height or area.

157-31-A.

APPELLANT—Childs Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1551-1553 Broadway, northwest corner of West 46th street, Manhattan.

APPEARANCES—

For Appellant: William H. Matthews and William Allison.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(157-31-A)

WHEREAS, Childs Co., for 1551 Broadway, Childs Co., owner, filed, April 6, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 1551-1553 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 11, 1931 (Order No. 65281-LC), reads:

"Before permit can be issued for your refrigerating plant, the following must be done:

"1. Separate part of building containing refrigerating system from part of building containing Dance Hall by unpierced fireproof construction. Sec. 219-f, Chapter 10, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered March 18, 1931, reads:

"Replying to your request of March 7, 1931, please be advised that this department will no longer re-issue orders so that the case may be taken to the Board of Appeals to be appealed within the twenty-day time limit.

"This is in reference to your order numbered 65281-LC served against the refrigerating plant at 1551 Broadway.";

and

WHEREAS, the building is non-fireproof, three stories and basement in height, 100 ft. 3 in. by 46 ft. 9-3/10 in. in area; OCCUPIED: basement, refrigerating room, boiler room and kitchen for restaurant, 10 persons; 1st story, restaurant, 150 persons; 2nd story, beauty parlor, 25 persons; 3rd story, dance hall, 150 persons; and

WHEREAS, the refrigerating room is located in the southwest portion of the basement story; the refrigerant charge being forty pounds of ammonia; the capacity of the plant being 1½ tons; and

WHEREAS, appellant contends that the refrigerating system was installed in 1926; that the dance hall is located on the third story of the building; that the two stairways from the basement lead into the restaurant; that the only connections between the restaurant and the two stairways above the first story are the emergency exits from the restaurant into the stair hallways on the first story of the building.

Resolved, that the order and decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that all vertical and horizontal openings, which are so required by the fire de-

partment, shall be equipped with self-closing, fireproof vapor-proof doors; that the opening at the head of the stairway in the southwesterly portion of the building shall be similarly equipped so as to prevent any possibility of fumes from escaping ammonia reaching the dance floor or the stairway leading from the dance floor; that the refrigerating system shall be limited to forty pounds of ammonia; the plant capacity to be not more than 1½ tons; that the building shall be not increased in height or area, and that the refrigerating system shall comply with the rules in all other respects.

130-31-A.

APPELLANT—D. F. Lehnert, for 715-727 Broadway Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—715-727 Broadway, 2-8 Waverly place, 1 Washington place and 286-288 Mercer street, Manhattan.

APPEARANCES—

For Appellant: D. F. Lehnert.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(130-31-A)

WHEREAS, D. F. Lehnert, for 715-727 Broadway Corp., owner, filed, March 19, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 715-727 Broadway, 2-8 Waverly place, 1 Washington place and 286-288 Mercer street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 28, 1930 (re Order No. 73383-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Secs. 580-581, Ch. 5, Code of Ordinances & Rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered March 9, 1931, reads:

"Re premises 715-727 Broadway, Manhattan.

"You are advised that orders 73383-F are still pending on the records of this Bureau, and are mandatory requirements of law.

"This case is being forwarded for immediate enforcement.

"The next inspection will be for the purpose of serving a summons unless the work of compliance is found in substantial progress.";

and

WHEREAS, this order and decision have been rescinded and new orders issued for each building, Order No. 85314-F against Nos. 715-717, Order No. 85311-F against No. 719, Order No. 85308-F against Nos. 721-723 and Order No. 85304-F against Nos. 725-727, requiring in each case; provide a tank on roof of at least 3,500 gallons capacity, said tank to be so elevated that the bottom will be not less than 20 ft. above the roof level; and

WHEREAS, the premises consists of four buildings, each fireproof, twelve stories in height, with a total frontage of 184 ft. 4 in. and depth of 200 ft.; OCCUPIED as tenant factories, 200 persons each story of entire premises; and

WHEREAS, the appellant claims the buildings were erected in 1894; that the premises consists of four attached buildings, each building is provided with a 3,500-gallon gravity tank which is connected with the standpipes and also with the house supply, the bottom of which is about 8 ft. above the highest hose outlet; that by raising the tanks only 5¼ pounds pressure would be gained; furthermore, the appellant



# MINUTES

contends the buildings are completely sprinklered and the exits are adequate; and

WHEREAS, the premises affected are from Nos. 715 to 727 Broadway, consisting of a group of four buildings, and the order on the standpipe system issued by the fire department, No. 73383-F, would apply to one gravity tank only; and

WHEREAS, each of the four buildings in this group are equipped with a standpipe system, separate and distinct, with a gravity tank for each system; the order is for the elevation of the bottom of the tank above the top story outlet and a reserve of 3,500 gallons in each standpipe tank for the use of the standpipe line; there have been now issued orders on Nos. 715-717, Order No. 83314-F; on No. 719, Order No. 85311-F; on Nos. 721-723, Order No. 85308-F; on Nos. 725-727, Order No. 85304-F, covering these two violations; and

WHEREAS, the buildings were erected in 1894, at which time the standpipe system was installed and maintained in the same condition up until the present time; and

WHEREAS, the building is equipped with a two-source wet sprinkler system.

*Resolved*, that the order and decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tanks above the top story hose outlet, on condition that such elevation shall be not less than 8 ft. above the top story hose outlet; that a reserve of 2,500 gallons shall be maintained in each standpipe tank and that the standpipe system shall comply with the rules in all other respects; that the building shall be not increased in height or area, and that the hose in the top story shall be equipped with 1/2-inch nozzles.

625-30-A.

APPELLANT—Joel D. Marder, for New York Orthopaedic Dispensary and Hospital, owner.

SUBJECT—Application for reopening—modification—re: appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—420-426 East 59th street and 419-435 East 58th street, Manhattan.

APPEARANCES—

For Appellant: Joel D. Marder.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(625-30-A)

WHEREAS, Joel D. Marder, for New York Orthopaedic Dispensary & Hospital, owner, filed, October 10, 1930, an appeal from an order and a decision of the fire commissioner, affecting premises 420-426 East 59th street and 419-435 East 58th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 8, 1930 (re Order No. 54827-LC), reads:

"Before permit for your refrigerating plant may be issued, the following must be done:

"2. Remove or cut off the refrigerating system from the building or parts of the building, by unpierced fireproof construction, as per Section 219-(F), Chapter 10, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered October 4, 1930, reads:

"Responding to your favor regarding order numbered 54827-LC, issued against the New York Orthopaedic Dispensary and Hospital, it is regretted that the Fire

Commissioner will not waive or rescind any order which has been issued against any occupant and we would suggest that Item 2 of order numbered 54827-LC be either complied with or that the New York Orthopaedic Dispensary and Hospital take advantage of their right to appeal from the Fire Commissioner's decision by appealing to the Board of Standards and Appeals, Room 1002, Municipal Building.";

WHEREAS, the premises consist of a plot of ground having a frontage of 164 ft. 8 1/2 in. on East 58th street, 87 ft. 11 1/2 in. on East 59th street and a depth of 200 ft. 10 in., upon which is located a group of buildings of varying heights occupied as the New York Orthopaedic Dispensary & Hospital; and

WHEREAS, the refrigerating system (the refrigerant being 50 (maximum) pounds of liquid ammonia and brine (circulation type) is located at sub-basement level of the eight-story fireproof building on the East 58th street front of the plot; and

WHEREAS, appellant contends that the system was installed in its present location in 1915; that the refrigerating room has ample ventilation both by windows and mechanical exhaust; contends that the refrigerating room is separated from the engine room by a pair of self-closing doors in addition to a proposed vestibule; that stair No. 7 (as noted on plans) leads to the engineers' toilet in basement story and that this room is separated from the rest of the building by fireproof doors; and

WHEREAS, this appeal was granted by the board at its meeting, March 17, 1931, on certain conditions, and appellant requested a modification of these conditions as to engineers' toilet room.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the only openings to the building from the refrigerating room shall be one in approximately center of dividing wall between refrigerating and engine room and that it be located and protected as shown on the plans filed with this appeal, and one opening in vestibule equipped with automatic vaporproof door in wall and one opening from refrigerating room to boiler room equipped with fireproof door, and one opening by stair from sub-basement to engineers' toilet room; that the opening in the walls surrounding the engineers' toilet shall be bricked up and that the engineers' toilet shall be entirely isolated from the rest of the building, other than the sub-basement, by unpierced walls and ceilings, and that not more than twenty-five pounds of refrigerant shall be used at any one time, and that the refrigerating rules shall be complied with in all other respects.

## APPROVAL OF PLANS

272-19-A.

APPELLANT—The Texas Company, owner.

SUBJECT—Appeal for approval of plans, in accordance with resolution adopted by the board May 26, 1931.

PREMISES AFFECTED—Northwest corner of Bryant and Clinton streets, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Plans approved.

THE VOTE TO APPROVE PLANS—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

## PETITIONS FOR VARIATIONS

1-31-S.

PETITIONER—Peyser & Harris, for Maurice Mesard, owner.

SUBJECT—Variation of the labor law, as cited in order and decision of the fire commissioner.

PREMISES AFFECTED—285 Livingston street, Brooklyn.



# MINUTES

## APPEARANCES—

For Petitioner: Homer I. Harris.  
For Administration: Inspector Benjamin Saltzman, bureau of buildings, Brooklyn, and Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 28, 1931, at 2 p. m., with conditions—on request of petitioner.

## THE VOTE TO GRANT ADJOURNMENT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

208-31-S.

PETITIONER—E. Allan Lustig, for Henry Lustig, Inc., lessee.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—408-410 West 15th street, Manhattan.

## APPEARANCES—

For Petitioner: A. T. Feldman.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 14, 1931, at 2 p. m., for petitioner to submit plans.

323-31-S.

PETITIONER—R. G. & W. M. Cory, for Starrett Lehigh Corp., owner of building and lessee of land.

SUBJECT—Request for preferential hearing—variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—245-259 11th avenue, 200-214 13th avenue, 601-649 West 26th street and 600-652 West 27th street, known as 601 West 26th street, Manhattan.

## APPEARANCES—

For Petitioner: Walter M. Cory.  
For Administration: None.

ACTION OF BOARD—Request for preferential hearing granted and set for hearing July 28, 1931, at 2 p. m.

## THE VOTE TO GRANT PREFERENTIAL HEARING—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

456-26-S.

PETITIONER—Bethlehem Engineering Corporation, owner.

SUBJECT—Application for reopening—modification—re: variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.

## APPEARANCES—

For Petitioner: Benjamin N. Brody.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing July 28, 1931, at 2 p. m.

## THE VOTE TO REOPEN AND SET FOR HEARING—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

692-30-S.

PETITIONER—Schwartz & Gross, for Wallack Construction Co., owner.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—30-38 East 33rd street, Manhattan.

## APPEARANCES—

For Petitioner: A. A. Tearle.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(692-30-S)

WHEREAS, Schwartz & Gross, for Wallack Construction Corp., owner, filed, November 19, 1930, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 30-38 East 33rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 25, 1930 (Order No. 78874-LD), reads:

"Inspection shows the following to be necessary to make the above premises comply with the requirements of the Labor Law.

"2. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.

"3. Remove all articles or wares from stairways including rubbish in fire tower vestibule and lunch counter in east hallway on 1st story as per rules of the Board of Standards and Appeals."

and

WHEREAS, the decision of the fire commissioner, rendered November 13, 1930, reads:

"This will reply to your letter of October 21st, 1930, in which you state that the work outlined in orders No. 78872-3-4 are being complied with, with the exception of items 2 and 3 of order 78874-LD, and that you are preparing plans to file an appeal on these two items and request an extension of time until November 1st be granted.

"As the time requested has expired will you kindly advise us as to the present status of the case.

"Respectfully,

"BUREAU OF FIRE PREVENTION,

"By Peter C. Spence, Chief."

WHEREAS, the building, erected in 1915, is fireproof, twelve stories in height, 83 ft. 4 in. by 98 ft. 9 in. in area at first story and 83 ft. 4 in. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, stores; upper stories, showrooms and tenant factories, 165 persons per story; EQUIPPED with a sprinkler system; EXITS: three interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, petitioner contends that the wood partitions in question are located on the fifth, sixth, seventh, eighth, tenth, eleventh and twelfth stories of the building and do not interfere with the egress from the various floors; that the lunch counter is located in the hall leading to the freight elevator and does not interfere with the means of exit from the building; and

WHEREAS, amended plans filed July 2, 1931, show proposed enclosure around the lunch counter constructed of 2½-inch reinforced concrete partition to ceiling with opening therein provided with fireproof automatic sliding door.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted, as to Order No. 78874-LD, Item 2, on condition that all partitions, which are the basis of this order, will be removed by or before



# MINUTES

October 1, 1931, and that the labor law shall be complied with in all other respects; *denied* as to Item 3.

82-31-S.

PETITIONER—James H. Galloway, for Manhattan Steam Bakery, owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—36-50 38th street, L. I. City, Borough of Queens.

APPEARANCES—

For Petitioner: James H. Galloway.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott .....

Negative .....

Absent .....

THE RESOLUTION—

(82-31-S)

WHEREAS, James H. Galloway, for Manhattan Steam Bakery, owner, filed, February 16, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 36-50 38th street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 14, 1931 (Order No. 81643-LD), reads:

"1. Discontinue the use of the above premises for factory purposes occupied in violation of Sec. 270 of the Labor Law."

and

WHEREAS, the decision of the fire commissioner, rendered February 16, 1931, reads:

"In reply to your letter of Feb. 16th, advising that you have been retained by the owners to appeal from the requirements of order 81743-LD and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued, therefore, your request is denied."

and

WHEREAS, the building is non-fireproof, two stories in height, 100 ft. by 100 ft. in area at first story and 50 ft. by 49 ft. in area above; OCCUPIED: cellar, furnace, one person; 1st story, bakery, 20 persons; 2nd story, bakery, 3 persons; EXITS: an interior steel and cement stairway, extending from the first story to the second story, enclosed in 6-inch terra cotta partitions, with fireproof doors at openings; ROOFS of adjoining buildings same level; and

WHEREAS, the petitioner claims the original building was erected in 1915; that a section 50 ft. by 24 ft. was added to the second story under an alteration in 1928; that previously the building was occupied for factory purposes on the first story and office use on the second story; that a second means of exit from second story is maintained by doorway to roof of first story and drop ladder to yard of adjoining premises at rear which is under the same ownership; and

WHEREAS, the original petition was denied by the board May 26, 1931; reopened June 16, 1931; and

WHEREAS, the petitioner now proposes to construct a counterbalanced iron fire escape stairway at the front northerly corner of the second floor and to change the window to a door; furthermore, the petitioner claims that such fire escape stairway would be acceptable to the fire department.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted, as to Order No. 81643-LD, Item 1, on condition that an iron balcony satisfactory to the fire department shall be provided on the

northerly wall of the second story with an opening from the mixing room and an opening from the dough room, equipped with self-closing doors, sills at balcony level, said balcony to run to the easterly front of the building and equipped with a counterbalanced stairway to the street; that the use of the second story shall be limited to the area submitted with this appeal, namely, approximately 50 feet square; that the number of persons employed on the second story shall be limited to not more than four at any one time; that the requirements of the labor law shall be complied with in all other respects, and that the building shall be not increased in height or area.

163-30-S.

PETITIONER—William F. Doyle, for Milans Realty Corp., owner.

SUBJECT—Variation of the labor law, as cited in a decision of the fire commissioner and an order and a decision of the superintendent of buildings.

PREMISES AFFECTED—66-68 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Falk.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative .....

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott .....

Absent .....

THE RESOLUTION—

(163-30-S)

WHEREAS, William F. Doyle, for Milans Realty Corp., owner, filed, March 7, 1930, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner and superintendent of buildings and a decision of the superintendent of buildings, affecting premises 66-68 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"February 25th, 1930.

"Re premises 68 West 38th street,

"Borough of Manhattan.

"This will reply to your letter of February 20th, 1930, in which you request that this Department forward you a copy of the orders pending against the above premises due to you being authorized to file a petition before the Board of Standards and Appeals relative to any orders issued against the premises.

"Our records indicate that Certificate of Occupancy 15557, of 1929, was issued by the Bureau of Buildings, Manhattan, for:

"Cellar, storage; 1st story, store and restaurant; 2nd, 3rd and 4th stories, offices and showrooms.

"An inspection by this department indicates the following occupancy was found:

"4th story, front, manufacturing hats, 12 persons; 4th story, rear, manufacturing hats, 11 persons; 2nd story, manufacturing hats, 17 persons; 2nd story, selling and stock of hats, 3 persons; cellar, store, vacant.

"There was a summons served and at the hearing on Dec. 23rd, 1929, the owner pleaded guilty to not having two means of exit, sentence was suspended, defendant notifying the court that a petition is to be filed on decision of Bureau of Buildings.

"No orders have been issued, but as this building does not comply with the requirements of the Labor Law, the case is now being prepared to submit to the court as a second offender.

"Respectfully,

"BUREAU OF FIRE PREVENTION,

"by Peter C. Spence, Chief."

and

WHEREAS, the order of the superintendent of buildings (Order No. 2392-1930), reads:



# MINUTES

"Date June 16, 1930.

"You are hereby notified that the building known as Number 66-68 West 38th Street, in the Borough of Manhattan, in the City of New York, does not conform to section five of the Building Code in the respects noted below:

"In that of occupying the above building contrary to certificate of occupancy 15557 by changing use from offices and showrooms to a factory on 2nd, 3rd and 4th floors.

"You are hereby directed to discontinue the said use of the above described building until a certificate of occupancy has been issued by the Supt. of Buildings for such new use and occupancy.

"Charles Brady,

"Superintendent of Buildings, Manhattan."

and

WHEREAS, the decision of the superintendent of buildings reads:

"Alteration Application No. 674-1931.

"Location 66-68 West 38th street, Block 839, Lot 82.

"Disapproved April 27, 1931, with the following objections:

"2. All window heads above the 2nd story must be kept 1' 0" below ceilings.

"3. Two fireproof interior stairs enclosed in 6 in. terra cotta partitions with 3' 8" fireproof self-closing doors opening outward must be provided on all floors, and extend from above roof direct to street. Exit through cellar cannot be allowed. Outside stair is unlawful.

"5. Vent shaft must be constructed of 6 inch blocks.

"6. All steel beams, girders and columns supporting stairs and shafts must be protected with 2 inch terra cotta or concrete.

"7. Provide two means of egress from first floor and cellar."

and

WHEREAS, the building, erected in 1929, is non-fireproof, four stories in height, 41 ft. 8 in. by 98 ft. 9 in. in area in first story and 41 ft. 8 in. by 88 ft. 9 in. in area above; OCCUPIED: cellar, store and storage, 1 person; 1st story, store, 10 persons; 2nd story, showroom (hats), 6 persons; 3rd story, manufacture of hats, 10 persons; 4th story, manufacture of hats, 23 persons; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; an outside iron stairway on the rear of the building, having fireproof openings along the course thereof, extending from the top (fourth) story to the roof of the first story extension, with EGRESS from the termination of the fire escape by means of a fireproof stair enclosure leading to the cellar, thence through a fireproof passageway at cellar level to a stairway leading to main hallway and to street; ROOFS of adjoining buildings: to east, 25 ft. higher; to west, 15 ft. higher; and

WHEREAS, petitioner requests the acceptance of existing conditions in view of the light occupancy of the premises.

*Resolved*, that the orders of the fire commissioner and the superintendent of buildings and the decision of the superintendent of buildings be and they hereby are *affirmed*, and the petition be and it hereby is *denied*.

638-30-S.

PETITIONER—Fox Film Corp., owner.

SUBJECT—Application for reopening—interpretation—re: variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—345 West 44th street, Manhattan.

APPEARANCES—

For Petitioner: John Kenlon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution interpreted.

THE VOTE TO INTERPRET RESOLUTION—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott .....

Negative .....

Absent .....

THE RESOLUTION—

(638-30-S)

WHEREAS, Fox Film Corp., owner, filed, October 18, 1930, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 345 West 44th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings reads:

"With reference to application for a certificate of occupancy for above premises, you are advised that the following objections must be complied with before the certificate can be issued:

"1. Two means of exit from every floor should be provided conforming with Section 270 Labor Law. Among the defects noted are the following:

"a. A separate fireproof passageway independent of any other exit enclosed in partitions conforming with Sec. 263 must be provided.

"b. Partitions enclosing interior stairs should conform with Sec. 263.

"c. All doors should open outwardly so as not to obstruct stair or passage."

and

WHEREAS, the building is fireproof, three stories and basement in height, 50 ft. by 90 ft., irregular, in area; OCCUPIED: cellar, poster and boiler rooms, 5 persons; 1st story, bookkeeping department, inspection rooms, reception room, 27 persons; 2nd story, executive offices, 34 persons; 3rd story, projection room, vaults, 1 person; means of EGRESS consisting of an interior stairway, at the southeast portion of the building, extending from the first story to the roof, enclosed in 4-inch terra cotta partitions, with one inch of cement mortar on each side, with fireproof doors at the openings; an exterior iron stairway, on the east side of the northerly end of the building, with egress from the termination of this stairway by fireproof passageway leading to main vestibule to the street; the building being equipped with a sprinkler system and an interior fire alarm signal system; and

WHEREAS, petitioner contends that the premises were erected on plans approved by various departments in 1926; that there were two fireproof exit passageways located on the first floor of the building on the easterly and westerly sides; exit passageways on the east side of building leads to the street from the shipping room, film vaults, inspection rooms and bookkeeping department; that the walls in the exit passageway are constructed of 4-inch terra cotta blocks with 1 inch plaster on both sides, and contends that there are two means of egress from each floor of the building; and

WHEREAS, this petition was granted by the board at its meeting, March 10, 1931, on certain conditions, and appellant, through its agent, John Kenlon, requested a modification of these conditions and now requests an interpretation and now requests a further interpretation.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that inspection rooms for inspection and repair of films be confined to the first story; that the first story layout be so arranged as to permit the exit passageways from the rear stairway as shown on the plans filed with this office on March 5, 1931; that the openings on this passageway shall be equipped with self-closing fireproof doors as shown on the plans filed on March 5, 1931; that the rear screened stairway shall be roofed over and the open sides



# MINUTES

protected and carried up to within 18 in. of the next floor above, the roofing and side protection to be angle iron and corrugated iron cover; that the enclosure walls of the interior stairway at the southeasterly portion of the building extending from the first story to the roof shall be comprised of 4-inch terra cotta partitions with one inch of cement mortar on each side, making a masonry wall enclosure of 6 inches in thickness; that the industrial work on the third story shall be confined to one person operating in the projecting room, and that other legal occupancy may be permitted on this third story, and that the labor law shall be complied with in all other respects and the building shall not be increased in height or area; that the present wet sprinkler and fire alarm systems be maintained, and *denied* as to Item C.

## APPLIANCES SUBMITTED FOR APPROVAL

339-31-SA.

PETITIONER—Kenlon-Michels Eng. & Cont. Co., for Maise Corporation, owner.

SUBJECT—Request for preferential hearing—re Right-way Oil Burner, approval of.

APPEARANCES—

For Petitioner: John Kenlon.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

484-26-SA.

PETITIONER—Fink-Dumont-White, Inc., owner.

SUBJECT—Application for reopening—consideration, previously withdrawn—re: Protectoseal Cover, approval of.

APPEARANCES—

For Petitioner: R. D. Dumont.

ACTION OF BOARD—Petition reopened and placed on Reserve Calendar pending test and report of fire department.

THE VOTE TO REOPEN—

|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell,<br>Commissioners Holland and Guilfoyle and<br>Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                          | 0 |
| Absent .....                                                                                                            | 0 |

11-31-SA.

PETITIONER—Preferred Utilities Company, for Quaker Manufacturing Company, owner.

SUBJECT—Quaker Burnoil Stove, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell,<br>Commissioners Holland and Guilfoyle and<br>Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                          | 0 |
| Absent .....                                                                                                            | 0 |

291-30-SA.

PETITIONER—Dempsey Furnace Co., Inc., owner.

SUBJECT—Dempsey No. 4 Type Fuel Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE TO DISMISS—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

WHEREAS, petitioner failed to complete his papers, although duly notified to do so.

*Resolved*, that the petition be and it hereby is *dismissed* for lack of prosecution.

215-31-SA.

PETITIONER—Autopulse Corporation, owner.

SUBJECT—Autopulse Electric Fuel Oil Pump, approval of.

APPEARANCES—

For Petitioner: Horace G. Knowles.

ACTION OF BOARD—Appliance approved.

THE VOTE TO APPROVE APPLIANCE—

|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell,<br>Commissioners Holland and Guilfoyle and<br>Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                          | 0 |
| Absent .....                                                                                                            | 0 |

THE RESOLUTION—

(215-31-SA)

WHEREAS, Autopulse Corp., owner, filed, May 11, 1931, a petition with the board of standards and appeals for approval of their device known as the Autopulse Electric Fuel Oil Pump; and

WHEREAS, this device was submitted to the fire department for test and report, and a report of the chief of the bureau of fire prevention dated June 30, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Autopulse Electric Fuel Oil Pump for use with fuel oil burning system using No. 1 and No. 2 oil for a lift of not more than 10 ft. when installed in accordance with the rules of the board of standards and appeals and the report of the chief of the bureau of fire prevention.

297-29-SA.

PETITIONER—The Timken-Detroit Co., owner.

SUBJECT—Timken Rotary Oil Burner, equipped with electric ignition, approval of (burner previously approved equipped with gas ignition).

APPEARANCES—

For Petitioner: W. M. Lahy.

ACTION OF BOARD—Appliance approved.

THE VOTE TO APPROVE APPLIANCE—

|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell,<br>Commissioners Holland and Guilfoyle and<br>Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                          | 0 |
| Absent .....                                                                                                            | 0 |

THE RESOLUTION—

(297-29-SA)

WHEREAS, Timken-Detroit Co., owner, filed, May 1, 1929, a petition with the board of standards and appeals for approval of their device known as the Timken Rotary Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report, and a report of the chief of the bureau of fire prevention recommended the approval of the device and the device was approved by the board September 10, 1929, and request was made for approval with electric ignition and a further report of chief of bureau of fire prevention dated June 30, 1931, recommends the approval of the device with electric ignition.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Timken Rotary Oil Burner for use with fuel oil in domestic, commercial and industrial installations with electric and other type ignition when installed in accordance with the rules of the board of standards and appeals and the report of the chief of the bureau of fire prevention.

Adjourned 6.35 p. m.

WILLIAM J. O'GORMAN, *Secretary*.



# SECOND QUARTERLY REPORT

## CITY OF NEW YORK

### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL, Temporary Chairman

MUNICIPAL BUILDING

HON. JAMES J. WALKER,  
Mayor, New York City.

July 14, 1931.

SIR:—

I have the honor to submit for your information the Second Quarterly Report of the Board of Standards and Appeals, for the quarter ending June 30, 1931, which is set forth as follows:

#### CASES FILED AND PENDING, 1931

| FILED 1931        | A   | BZ  | S   | SA  | SR | M'L | T'L   | GR.T'L |
|-------------------|-----|-----|-----|-----|----|-----|-------|--------|
| JANUARY .....     | 15  | 11  | 10  | 9   | 0  | 44  | 89    | ..     |
| Restored .....    | 1   | 4   | 1   | 0   | 0  | 0   | 6     | 95     |
| FEBRUARY .....    | 17  | 18  | 11  | 3   | 1  | 49  | 99    | ..     |
| Restored .....    | 1   | 5   | 2   | 0   | 0  | 0   | 8     | 107    |
| MARCH .....       | 25  | 13  | 10  | 7   | 0  | 54  | 109   | ..     |
| Restored .....    | 2   | 9   | 1   | 1   | 2  | 0   | 15    | 124    |
| APRIL .....       | 20  | 13  | 10  | 1   | 0  | 53  | 97    | ..     |
| Restored .....    | 3   | 7   | 2   | 1   | 1  | 0   | 14    | 111    |
| MAY .....         | 32  | 25  | 13  | 8   | 1  | 45  | 124   | ..     |
| Restored .....    | 1   | 7   | 0   | 0   | 1  | 0   | 9     | 133    |
| JUNE .....        | 24  | 19  | 10  | 5   | 0  | 55  | 113   | ..     |
| Restored .....    | 3   | 10  | 1   | 0   | 2  | 0   | 16    | 129    |
| TOTAL .....       | 144 | 141 | 71  | 35  | 8  | 300 | 699   | 699    |
| PENDING           |     |     |     |     |    |     |       |        |
| DEC. 31, 1930.... | 184 | 93  | 52  | 85  | 3  | 0   | 417   | 417    |
| GRAND TOTAL ...   | 328 | 234 | 123 | 120 | 11 | 300 | 1,116 | 1,116  |
| DISPOSITION       |     |     |     |     |    |     |       |        |
| 1931              |     |     |     |     |    |     |       |        |
| JANUARY .....     | 42  | 22  | 15  | 1   | 1  | 44  | 125   | ..     |
| FEBRUARY .....    | 14  | 21  | 18  | 3   | 0  | 49  | 105   | ..     |
| MARCH .....       | 29  | 30  | 12  | 9   | 1  | 54  | 135   | 365    |
| APRIL .....       | 32  | 15  | 24  | 18  | 1  | 53  | 143   | ..     |
| MAY .....         | 37  | 19  | 11  | 15  | 2  | 45  | 129   | ..     |
| JUNE .....        | 22  | 36  | 15  | 10  | 1  | 55  | 139   | 411    |
| TOTAL .....       | 176 | 143 | 95  | 56  | 6  | 300 | 776   | 776    |
| PENDING           |     |     |     |     |    |     |       |        |
| JUNE 30, 1931..   | 152 | 91  | 28  | 64  | 5  | 0   | 340   | 340    |

Code: A—Appeals from Administrative Orders. BZ—Applications under Building Zone Resolution. S—Petitions for Variations of Labor Law. SA—Petitions for Approval of Appliances. SR—Petitions for Adoption of Rules. M'L—Miscellaneous Docket.

#### SUMMARY.

| DOCKET.                              |     | DISPOSITION OF CASES.                               |     |
|--------------------------------------|-----|-----------------------------------------------------|-----|
| Cases pending December 31, 1930..... | 417 | Withdrawn .....                                     | 66  |
|                                      |     | Dismissed .....                                     | 26  |
|                                      |     | Denied .....                                        | 94  |
| Cases filed up to July 1, 1931.....  | 331 | Granted .....                                       | 4   |
|                                      |     | Granted on condition.....                           | 224 |
|                                      |     | Appliances approved.....                            | 33  |
| Restored to calendar.....            | 68  | Appliances dismissed, disapproved or withdrawn..... | 23  |
|                                      |     | Rules approved.....                                 | 6   |
|                                      |     | Rules disapproved or rescinded.....                 | 0   |



# SECOND QUARTERLY REPORT

## MISCELLANEOUS APPLICATIONS.

|                                            |      |
|--------------------------------------------|------|
| Requests to reopen.....                    | 188  |
| Requests to amend.....                     | 7    |
| Requests for modification.....             | 54   |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 35   |
| Requests for extension of permit.....      | 3    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 8    |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 0    |
| Total .....                                | 1116 |
| Disposed of.....                           | 776  |
| Cases pending June 30, 1931.....           | 340  |

## MISCELLANEOUS ACTIONS.

|                                                  |     |
|--------------------------------------------------|-----|
| Requests to reopen granted.....                  | 148 |
| Requests to reopen denied.....                   | 38  |
| Requests to amend granted.....                   | 7   |
| Requests to amend denied.....                    | 0   |
| Requests for modification granted.....           | 40  |
| Requests for modification denied.....            | 14  |
| Requests to rescind granted.....                 | 4   |
| Requests to rescind denied.....                  | 0   |
| Requests for extension of time granted.....      | 34  |
| Requests for extension of time denied.....       | 1   |
| Requests for extension of permit granted.....    | 3   |
| Requests for extension of permit denied.....     | 0   |
| Requests to install granted.....                 | 0   |
| Requests to install denied.....                  | 1   |
| Plans approved.....                              | 8   |
| Plans disapproved.....                           | 0   |
| Administrative requests granted.....             | 0   |
| Administrative requests denied or withdrawn..... | 0   |
| Interpretations .....                            | 0   |
| Requests withdrawn or dismissed.....             | 2   |
| Total .....                                      | 776 |

## MONEYS RECEIVED

|                                         | APRIL,   | MAY      | JUNE    | 1st. QUAR. | GR. T'L. |
|-----------------------------------------|----------|----------|---------|------------|----------|
| Subscription to Bulletin.....           | \$137.50 | \$77.50  | \$65.00 | \$287.50   | \$567.50 |
| Cash Sales .....                        | 27.79    | 25.37    | 29.50   | 74.90      | 157.56   |
| Total Amount (Paid to Chamberlain)..... | \$165.29 | \$102.87 | \$94.50 | \$362.40   | \$725.06 |

WILLIAM J. O'GORMAN, *Secretary.*

HENRY L. CONNELL, *Temporary Chairman.*

# PUBLIC HEARING

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[396-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# PUBLIC HEARING

## PROPOSED PAINT, VARNISH AND LACQUER SPRAYING RULES

[353-30-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, July 24, 1931, at 3.30 p. m., Room 1013, Municipal Building, on proposed Paint, Varnish and Lacquer Spraying Rules.

Rule for putting into effect the provision of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of paint, varnish stain and lacquer spraying apparatus..

1. All rooms or compartments wherein paint, varnish, stain, lacquer or similar material are sprayed, shall be provided with adequate ventilation to be secured by mechanical means or otherwise to secure change of air. The room or booth shall be enclosed on three sides and the air shall be changed at least four times a minute.

2. No open flame or spark-producing apparatus shall be

maintained or operated in any room in which paint, varnish, stain, lacquer or similar material are sprayed.

3. Electric motors, if used within a room as specified above, shall be of the inductive type or of the full enclosed type and shall not be located in ventilating ducts. Ventilating duct termination shall not be placed in proximity to open windows, fire escapes or other exits nor near an open flame.

4. If paints, varnish, lacquers, stain or similar materials are stored in a building they shall be stored in approved cabinets or vaults within the building.

5. Fan blades shall be constructed of non-ferrous metal.

6. The exhaust of the ventilating system shall be kept in proper repair and shall be inspected by the person in charge at least once a week for defects. When spraying operations are in progress the ventilating system shall be kept in full operation. All ducts and vent pipes shall be thoroughly cleaned.

# PUBLIC HEARING

## PROPOSED RULES FOR INCLINED STAIRWAY INVALID LIFT

[225-31-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, July 17, 1931, at 3.30 p. m., Room 1013, Municipal Building, on proposed rules for Inclined Stairway Invalid Lift.

1. Inclined stairway invalid lifts may be installed in one-family dwellings on staircases where the angle of the stairway or guide rail does not exceed 45 degrees from the horizontal.

The total projection of the guide rail from the baseboard of the stairway shall not exceed 6½ inches.

2. The speed of the carriage shall not exceed thirty (30) feet per minute, and the lifting capacity shall not exceed 400 pounds.

3. The guide rail shall be of steel, not less than 3/16 inch in thickness, and shall be rigidly formed and so secured to its mountings as to resist the turning moment of the loaded carriage.

4. **Safety Features:** The carriage shall be provided with a safety device of the instantaneous type, which shall engage the guide rail in case the hoist cable breaks or becomes slack and thus stop the descent of the carriage.

5. **Cable:** The carriage shall be provided with plow steel hoist cable having a factor of safety of not less than 8.

6. **Limit Devices:** Suitable limit switches shall be

mounted at upper and lower limits of travel to prevent over-travel of the carriage.

7. **Machine:** The hoisting machine shall be of the worm gear type with the teeth cut at an angle of less than 11½ degrees so as to prevent overhauling.

8. **Machine Brake:** The hoisting machine shall be provided with a mechanically applied and an electrically released brake and shall be provided with a manual reset slack cable switch, which shall interrupt the main line circuit in case the hoist cable becomes slack or breaks.

9. **Carriage Equipment:** The carriage shall be provided with seats for not more than two passengers, together with a foot rest all of which shall fold up when not in use so as not to obstruct the normal use of the stairway.

10. **Operating Device:** The carriage and terminal landings shall be provided with constant pressure operating switches.

11. The winding machine, motor and controller shall be enclosed in a suitable metal box or compartment. Suitable guards or enclosures shall be provided around hoist cable where same passes through any hall, corridor or passageway.

12. Before any inclined stairway invalid lift is installed, an application shall be filed with the Bureau of Buildings and a permit obtained for such installation, in a manner similar to that required for elevator installations.

13. The Superintendent of Buildings shall provide for the periodic inspection of such inclined stairway invalid lift.

# APPLIANCES

## APPROVED FIRE LINE HOSE VALVES

### TYPE A—150 LBS. WATER WORKING PRESSURE

May be installed on all 4-inch and 6-inch systems and on uppermost stories on 8-inch systems

|                                             |            |
|---------------------------------------------|------------|
| Fairbanks Company.....                      | 81-20-SA   |
| Walworth Company.....                       | 899-27-SA  |
| A. B. C. Fire Prevention Mfg. Co., Inc..... | 1307-27-SA |
| Crocker National Fire Prev. Eng. Co.....    | 304-28-SA  |
| John Simmons Co.....                        | 209-29-SA  |
| Jenkins Brothers.....                       | 779-28-SA  |
| W. D. Allen Mfg. Co.....                    | 890-28-SA  |
| Grinnell .....                              | 651-30-SA  |

### TYPE B—250 LBS. WATER WORKING PRESSURE

May be installed on all standpipe systems

|                                            |            |
|--------------------------------------------|------------|
| New York Brass Foundry Co. (Stillbech).... | 53-21-SA   |
| W. D. Allen Mfg. Company.....              | 1151-27-SA |
| Walworth Company.....                      | 900-27-SA  |
| Jenkins Brothers.....                      | 780-28-SA  |
| Crocker National Fire Prev. Eng. Co.....   | 970-28-SA  |
| Fairbanks Company.....                     | 268-29-SA  |
| Pratt & Cady.....                          | 231-30-SA  |



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

- 380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.
- 195-30-SA—Simplex Water Pressure Reducing Valve, approval of.
- 260-30-SA—Scranton Steam Pumps, approval of.
- 291-30-SA—Dempsey No. 4 Type Fuel Oil Burner, approval of.
- 359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.
- 494-30-SA—Holtzer-Cabot, Type PC and Type PS, Fire Alarm Systems, approval of.
- 568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.
- 730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.
- 735-30-SA—Petro Model P-2 Burner, approval of.
- 11-31-SA—Quaker Burnoil Stove, approval of.
- 14-31-SA—Elkhart 2½-Inch Angle Valve, 150 Pounds Water Working Pressure, approval of.
- 15-31-SA—Elkhart 2½-Inch Angle Valve, 250 Pounds Water Working Pressure, approval of.
- 32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.
- 96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.
- 125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.
- 137-31-SA—Can't Pull Anti-Syphon Trap, approval of.
- 146-31-SA—Pressure Oil Burners, Models A, B and C, approval of.
- 224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.
- 250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.
- 251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.
- 283-31-SA—Humphrey Gas Unit Heater, approval of.
- 339-31-SA—Rightway Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement:

1-1½-3 Mix, 1 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                               |     |
|--------------------------------------------|------|-----------------------------------------------------|-----|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                     | 68  |
| Cases filed up to July 8, 1931.....        | 347  | Dismissed .....                                     | 26  |
| Restored to calendar.....                  | 72   | Denied .....                                        | 98  |
|                                            |      | Granted .....                                       | 4   |
|                                            |      | Granted on condition.....                           | 235 |
|                                            |      | Appliances approved.....                            | 35  |
|                                            |      | Appliances dismissed, disapproved or withdrawn..... | 25  |
|                                            |      | Rules approved.....                                 | 6   |
|                                            |      | Rules disapproved or rescinded.....                 | 0   |
| MISCELLANEOUS APPLICATIONS.                |      | MISCELLANEOUS ACTIONS.                              |     |
| Requests to reopen.....                    | 200  | Requests to reopen granted.....                     | 158 |
| Requests to amend.....                     | 7    | Requests to reopen denied.....                      | 40  |
| Requests for modification.....             | 57   | Requests to amend granted.....                      | 7   |
| Requests to rescind.....                   | 4    | Requests to amend denied.....                       | 0   |
| Requests for extension of time.....        | 38   | Requests for modification granted.....              | 42  |
| Requests for extension of permit.....      | 3    | Requests for modification denied.....               | 15  |
| Requests for mechanical installations..... | 1    | Requests to rescind granted.....                    | 4   |
| Requests for approval of plans.....        | 9    | Requests to rescind denied.....                     | 0   |
| Administrative requests.....               | 0    | Requests for extension of time granted.....         | 37  |
| Requests for interpretation.....           | 1    | Requests for extension of time denied.....          | 1   |
|                                            |      | Requests for extension of permit granted.....       | 3   |
|                                            |      | Requests for extension of permit denied.....        | 0   |
|                                            |      | Requests to install granted.....                    | 0   |
|                                            |      | Requests to install denied.....                     | 1   |
|                                            |      | Plans approved.....                                 | 9   |
|                                            |      | Plans disapproved.....                              | 0   |
|                                            |      | Administrative requests granted.....                | 0   |
|                                            |      | Administrative requests denied or withdrawn.....    | 0   |
|                                            |      | Interpretations .....                               | 1   |
|                                            |      | Requests withdrawn or dismissed.....                | 2   |
| Total .....                                | 1156 | Total .....                                         | 817 |
| Disposed of.....                           | 817  |                                                     |     |
| Cases pending July 8, 1931.....            | 339  |                                                     |     |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the posting of the calendars on the bulletin board in the hearing can be entertained in view of this publication and

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

## BOARD OF STANDARDS AND APPEALS.

Room 1001, Municipal Building.  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O. ....

My subscription is to begin with the issue for ....., 1931.



352.05  
NEW

Mun. Ref.

# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910 and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

JULY 21, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 29

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL  
Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELLIGOTT  
WILLIAM J. O'GORMAN, *Secretary*.  
EDWARD V. BARTON, *Chief Clerk*.

OFFICE—Municipal Building, Rooms 1001 to 1015.  
TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

*All communications should be addressed to the chairman of the board*

## CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Notice of Adjournment.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Regular Meeting, July 14, 1931, 10 A. M.
- Minutes of Regular Meeting, July 14, 1931, 2 P. M.
- Notice of Public Hearing on Proposed Paint Spraying Rules.
- Proposed Amendments to "Standpipe"—"Fireline" Rules.
- Notice on Revised Elevator Rules.
- Approved Oil Burners for Domestic and Commercial Use.
- Reserve Calendar.
- Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, July 21, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, July 28, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to July 15, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                                     |
|-----------------|--------------------|-------------------------------------------------------------------------------|
| 355-31-S.....   | B.B.M....          | 212-224 E. 23rd st., Man.,<br>Alt. 247-1930                                   |
| 354-31-SA.....  | F.D.....           | Cope Swift Safety Automatic<br>Oil Burner, Appliance                          |
| 353-31-A.....   | F.D.....           | 1230-1248 Third ave., Man.,<br>Applic. 596-1931                               |
| 352-31-A.....   | F.D.....           | 57-46 Flushing ave., Maspeth,<br>Q., L. C. 40296                              |
| 351-31-A.....   | B.B.M....          | 137 E. 57th st., Man.,<br>N. B. 34-1931                                       |
| 350-31-A.....   | F.D.....           | 501-537 E. 70th st., Man.,<br>Applic. 4504-1930                               |
| 349-31-BZ.....  | B.B.Q....          | Northeast corner of 39th ave. &<br>170th st., Flushing, Q.,<br>N. B. 339-1931 |
| 348-31-SA.....  | F.D.....           | Ghapco Steam Generator,<br>Appliance                                          |

*Restored to Calendar.*

|                |           |                                                               |
|----------------|-----------|---------------------------------------------------------------|
| 147-31-BZ..... | B.B.Q.... | 80-16 25th ave., North Jackson<br>Heights, Q., N. B. 110-1931 |
| 53-29-BZ.....  | B.B.B.... | 5231-47 Kings highway, Bklyn.,<br>Applic. 370-1929            |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## ADJOURNMENT.

*Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 15, 1931, at 10 a. m., and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.*

*During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business. The hours for consultation are from 10 a. m. to 1 p. m.—Saturdays excepted.*

## CALL OF CLERK'S CALENDAR

**TUESDAY, JULY 21, 1931, AT 2 P. M.**

### *Building Zone Cases.*

4-31-BZ.  
APPLICANT—John Somyak, owner.  
PREMISES—84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.  
APPLICATION, under sections 7g and 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

207-31-BZ.

APPLICANT—Benjamin N. Brody, for Ignition Realty Corp., owner.

PREMISES—1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the installation and maintenance of a gasoline service station.

235-31-BZ.

APPLICANT—Martin J. Ort, for Robert Gladstone, owner.

PREMISES—701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners.

PREMISES—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

697-29-BZ.

APPLICANT—Metwood Holding Corp., owner.

PREMISES—1513-1561 38th street, northeast corner of Da-hill road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building (previously withdrawn; reopened June 30, 1931).

196-27-BZ.

APPLICANT—Frank G. Colgan, substituted for Martin Wechsler, for Jane Grillo, owner.

PREMISES—1482-1484 Coney Island avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles (previously withdrawn; reopened June 16, 1931).

**JULY 21, 1931, 10 A. M.**

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 21, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 108-31-BZ—Application, March 4, 1931, under section 21 of the building zone resolution, of Cox & Arenson and Joseph B. Martin, applicants, on behalf of Tanager Construction Corp., owner, to permit in a retail district the use of a building for manufacturing on more than 5 per cent of the total floor space of said building; premises 115-123 West 38th street, 114 West 39th street and 1392-1400 Broadway, Manhattan.



# CALENDAR

AL. NO. 237-31-BZ—Application, May 18, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, on behalf of Manny Brenner, owner, to permit in a business district the erection and maintenance of an extension to an existing gasoline service station; premises 1031-1033 Sutter avenue, northeast corner of Essex street, Brooklyn.

AL. NO. 395-29-BZ—Application, June 10, 1929; withdrawn October 29, 1929; reopened June 9, 1931, under section 21 of the building zone resolution, of Henry D. Levy, applicant, substituted for William F. Doyle, on behalf of Abraham Maslanik, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 975-1001 Liberty avenue, northwest corner of Euclid avenue, Brooklyn.

AL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

AL. NO. 217-31-BZ—Application, May 11, 1931, under section 21 of the building zone resolution, of C. A. Cochran, for Morris & O'Connor, applicants, on behalf of Continental Realty Corp., owner, to permit in a two and one-half times height district the erection of a portion of the tower walls nearer to the building line than permitted by the building zone resolution and an excess height on the New street front; premises 30-40 Broad street, 64-66 Exchange place and 32-36 New street, Manhattan.

AL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

AL. NO. 249-31-BZ—Application, May 21, 1931, under section 21 of the building zone resolution, of Joseph D. Nunan, applicant, on behalf of John A. Daley, owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 30-11 to 30-19 Cross Island boulevard, northeast corner of 32nd avenue, Bayside, Borough of Queens.

HENRY L. CONNELL,  
Temporary Chairman.

JULY 21, 1931, 2 P. M.

## Appeals from Administrative Orders.

- 153-31-A—75 Cliff street, northeast corner of Ferry street, Manhattan.
- 166-31-A—154-158 West 18th street, Manhattan.
- 179-31-A—Jamaica Bay, foot of Beach 109th street, northwest corner of Beach 108th street and Wainwright avenue, Rockaway Beach, Borough of Queens.
- 221-31-A—50-52 Eldridge street, Manhattan.
- 252-31-A—4-10 East 60th street, Manhattan.
- 337-31-A—Surf avenue, north side, 900 ft. west of West 8th street, Coney Island, Brooklyn.
- 148-31-A—106-30 to 106-40 160th street and 106-33 to 106-43 159th street, Jamaica, Borough of Queens.

## Petitions for Variations.

- 149-31-S—106-30 to 106-40 160th street and 106-33 to 106-43 159th street, Jamaica, Borough of Queens.
- 176-31-S—759 Greenwich street, Manhattan.
- 197-31-S—265-267 West 37th street and 540-554 Eighth avenue, northeast corner, Manhattan.
- 199-31-S—2941-2947 Atlantic avenue, northwest corner of Cleveland street, Brooklyn.

JULY 24, 1931, 10 A. M.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, July 24, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 731-30-BZ—Application, December 10, 1930, under section 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Jacob Rosenberg, owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1288-1290 Myrtle avenue, southeast corner of Central avenue, Brooklyn.

CAL. NO. 134-31-BZ—Application, March 20, 1931, under section 21 of the building zone resolution, of Laspia & Samenfild, applicants, on behalf of Pauline Caminite, owner, to permit in a residence district the creation and maintenance of an undertaker's office; premises 92-01 103rd avenue and 101-59 92nd street, northeast corner, Woodhaven, Borough of Queens.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sections 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 186-31-BZ—Application, April 28, 1931, under sections 7a and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Kischenbaum Bros., owner, to permit in a residence district the extension of an existing business use 345 Throop avenue and 304 Kosciusko street, southeast corner, Brooklyn.



# CALENDAR

CAL. NO. 159-31-BZ—Application, April 9, 1931, under sections 7e and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of Salvatore Cinelli and Ignazio Mole, owners, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles; premises 2358-2360 Hoffman street, east side, 309.84 ft. north of East 184th street, The Bronx.

CAL. NO. 194-31-BZ—Application, April 30, 1931, under section 21 of the building zone resolution, of Hansen & Metzger, applicants and owners, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a gasoline service station; premises 582-588 Fourth avenue, northwest corner of Prospect avenue, Brooklyn.

CAL. NO. 243-28-BZ—Application, March 21, 1928; withdrawn September 18, 1928; reopened July 8, 1930; withdrawn October 21, 1930; reopened June 2, 1931, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Essanarr Garage Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue and 1790-1810 East New York avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

**JULY 24, 1931, 2 P. M.**

**SPECIAL MEETING.**

*Appeals from Administrative Orders.*

200-31-A—12-16 West 116th street and 5-9 West 115th street, Manhattan.

203-31-A—18 West 53rd street, Manhattan.

211-31-A—20-24 North Moore street, Manhattan.

216-31-A—121-123 Greene street, Manhattan.

261-31-A—5931 Broadway, Manhattan.

226-31-A—53-01 Grand avenue, northwest corner of 54th street, Maspeth, Borough of Queens.

*Rules.*

353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

**CALL OF CLERK'S CALENDAR**

**TUESDAY, JULY 28, 1931, AT 2 P. M.**

*Building Zone Cases.*

169-31-BZ.

APPLICANT—William F. Regan, for Ferdinand Polti, owner.

PREMISES—79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

234-31-BZ.

APPLICANT—Triest Cotntracting Corp. (lessee), for Norman G. Degnon, owner.

PREMISES—Northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction.

243-31-BZ.

APPLICANT—Walter C. Martin, for Board of Education City of New York, owner.

PREMISES 133-143 East 16th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district the erection of the street wall of a building in excess of the height permitted under the building zone resolution.

320-31-BZ.

APPLICANT—LeRoy P. Ward, for Big Four Realty Corp. lessee, for Estate of John R. Slattery, owner.

PREMISES—252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

APPLICATION, under sections 6, 7a, 7c, 7e and 21 of the building zone resolution,

TO PERMIT in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles.

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

154-30-BZ.

APPLICANT—Rubenstein & Rosling, for Vandee Building Co., Inc., owner.

PREMISES—Northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 16, 1931).

**JULY 28, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 28, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 218-31-BZ—Application, May 11, 1931, under section 21 of the building zone resolution, of Joseph M. Lonergan, applicant, on behalf of Brigham Realty Corp., owner, to permit in a residence use and "D" area district the maintenance of buildings occupying more than 60 per cent of the area of interior lots; premises 2126-2170 East 18th street, west side 100 ft. north of Avenue V, Brooklyn.



# CALENDAR

NO. 232-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of Henry W. Lyall, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

NO. 238-31-BZ—Application, May 18, 1931, under section 21 of the building zone resolution, of New York and Richmond Gas Co., applicant, on behalf of Ernst Koch, owner, to permit in a business district the erection and maintenance of a plant for the storage of heating and illuminating gas; premises north side of Sycamore street, 99.68 ft. east of Richmond avenue, Eltingville, Borough of Richmond.

NO. 268-31-BZ—Application, May 28, 1931, under section 21 of the building zone resolution, of Nicholas Madonna, applicant and owner, to permit in a residence use and "D" area district the erection and maintenance of an apartment building not conforming with the building zone requirements; premises 234 East 203rd street, south side, 42.16 ft. west of Valentine avenue, The Bronx.

NO. 1408-23-BZ—Application, December 1, 1923; erection of garage granted on certain conditions on May 23, 1924; reopened April 21, 1931, under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 316-318 West 118th street, Manhattan.

NO. 178-30-BZ—Application, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for John Jos. Carroll, on behalf of Teresina Grilli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

**JULY 28, 1931, 2 P. M.**

*Appeals from Administrative Orders.*

1-31-A—1724-1728 Broadway and 208-210 West 55th street, southeast corner, Manhattan.  
2-31-A—117 West 33rd street, Manhattan.  
3-31-A—10-12 East 17th street, Manhattan.  
4-31-A—29 West 34th street, Manhattan.  
5-31-A—631-649 17th street and 1102-1110 Prospect avenue, Brooklyn.  
6-31-A—219-227 Grand street and 677-693 Driggs avenue, northeast corner, Brooklyn.  
7-31-A—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.

127-31-A—115-119 East 61st street, Manhattan.  
353-31-A—1230-1248 Third avenue, 183-187 East 71st street and 182-184 East 72nd street, Manhattan.

*Petitions for Variations.*

1-31-S—285 Livingston street, Brooklyn.  
456-26-S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.  
323-31-S—245-249 11th avenue, 601-640 West 26th street, 200-214 13th avenue and 600-652 West 27th street, Manhattan.  
247-31-S—462 Mott avenue, The Bronx.  
272-31-S—4802-4804 New Utrecht avenue, southwest corner of 48th street, Brooklyn.  
274-31-S—453-457 West 30th street, Manhattan.

## CALL OF CLERK'S CALENDAR

**TUESDAY, SEPTEMBER 15, 1931, AT 2 P. M.**

*Building Zone Cases.*

229-31-BZ.

APPLICANT—Matthew W. Del Gaudio, for Enavon Realty Corp. and Navone Bros., Inc., owners.  
PREMISES—18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

264-31-BZ.

APPLICANT—Cairn Operating Corp., owner.  
PREMISES—93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a business building (store).

273-31-BZ.

APPLICANT—Kenlon-Michels Engineering & Construction Co., Inc., for Rita Shue, owner.  
PREMISES—154-156 East 84th street, Manhattan.  
APPLICATION, under section 7e of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

147-31-BZ.

APPLICANT—Tony Andruk, owner.  
PREMISES—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a building to be occupied as a store and dwelling (previously dismissed for lack of prosecution; reopened and restored to the Calendar July 14, 1931).

53-29-BZ.

APPLICANT—Edward L. Kelly, for Harry Barrow, owner.  
PREMISES—5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and the time in which to obtain permits and complete work has expired; reopened July 14, 1931).



# CALENDAR

SEPTEMBER 15, 1931, 10 A. M.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 168-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William Richter, applicant, on be-

half of Frederick R. De Nyse, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the use as a motor vehicle repair shop; premises 142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

CAL. NO. 189-31-BZ—Application, April 29, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Wooster Lumber Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

SEPTEMBER 15, 1931, 2 P. M.

## *Appeals from Administrative Orders.*

241-31-A—119 West 33rd street, Manhattan.

239-31-A—105 West 42nd street, Manhattan.

275-31-A—280-290 East 134th street, The Bronx.

## *Petitions for Variations.*

737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

208-31-S—408-410 West 15th street, Manhattan.

SEPTEMBER 15, 1931, 4 P. M.

## SPECIAL MEETING.

### *Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.

281-22-SR—Proposed Amendment to "Standpipe"- "Fireline" Rules.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, JULY 14, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the regular meeting of the board held on Tuesday morning, July 7, 1931 and the minutes of the regular meeting of the board held on Tuesday afternoon, July 7, 1931, were approved, as printed in Bulletin No. 28, Vol. XVI.

### BUILDING ZONE CASES.

159-31-BZ.

APPLICANT—Matthew W. Del Gaudio, for Salvatore Cinelli and Ignazio Mole, owners.

SUBJECT—Application (re: decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2358-2360 Hoffman street, east side, 309.84 ft. north of East 184th street, The Bronx.

### APPEARANCES—

For Applicant: Matthew W. Del Gaudio.

For Opposition: Alexander S. Nurick.

ACTION OF BOARD—Laid over to July 24, 1931, at 10 a. m., on request of objector's attorney.

168-31-BZ.

APPLICANT—William Richter, for Frederick R. DeNyse, owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the use as a motor vehicle repair shop.

PREMISES AFFECTED—142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant William Richter.

For Opposition: Stephen J. O'Brien.

ACTION OF BOARD—Laid over to September 15, 1931, at 10 a. m., on request of applicant. Final disposition.

189-31-BZ.

APPLICANT—William Richter, for Wooster Lumber Co., owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

## APPEARANCES—

For Applicant: William Richter.

For Opposition: Stephen J. O'Brien.

ACTION OF BOARD—Laid over to September 15, 1931, at 10 a. m., on request of applicant. Final.

194-31-BZ.

APPLICANT—Hansen & Metzger, Inc., owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit partly in an unrestricted and partly in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—582-588 Fourth avenue, northwest corner of Prospect avenue, Brooklyn.

For Applicant: Frank C. Meyer, Otto F. Peterson and Charles T. Dawson.

For Opposition: John F. Heffernan and Howard O. Patterson.

ACTION OF BOARD—Laid over to July 24, 1931, at 10 a. m., for inspection and report by a committee of board.

243-28-BZ.

APPLICANT—McCooley & Conroy, for Essanarr Garage Corp., owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2489-2505 Atlantic avenue and 1790-1810 East New York avenue, Brooklyn.

## APPEARANCES—

For Applicant: R. S. Hardy and Edgar M. Finn.

For Opposition: Joseph C. Speth and Mark Bookman.

ACTION OF BOARD—Laid over to July 24, 1931, at 10 a. m., for inspection and report by a committee of board.

147-31-BZ.

APPLICANT—Tony Andruk, owner.

SUBJECT—Application for reopening—restoration to Calendar, having been previously dismissed for lack of prosecution—re: Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied as a store and dwelling.

PREMISES AFFECTED—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: J. J. McColloch.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for Calendar Call September 15, 1931, at 2 p. m.

## THE VOTE TO REOPEN AND RESTORE TO CALENDAR—

Affirmative: Temporary Chairman Connell,

Commissioners Holland and Guilfoyle and

Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

53-29-BZ.

APPLICANT—Edward L. Kelly, for Harry Barrow, owner.

SUBJECT—Application for reopening—restoration to Calendar—re: Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and the time in which to obtain permits and complete work has expired).

PREMISES AFFECTED—5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.

## APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for Calendar Call September 15, 1931, at 2 p. m.

## THE VOTE TO REOPEN AND RESTORE TO CALENDAR—

Affirmative: Temporary Chairman Connell,

Commissioners Holland and Guilfoyle and

Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

177-31-BZ.

APPLICANT—Julius Nelson, for Ruth Bond & Mortgage Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station, also an automobile laundry and greasing pits.

PREMISES AFFECTED—2917-2929 Kings highway and 2798-2800 Nostrand avenue, northwest corner, Brooklyn.

## APPEARANCES—None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

Affirmative: Temporary Chairman Connell, Com-

missioners Holland and Guilfoyle and As-

stant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

WHEREAS, the foregoing applicant has failed to complete his papers, though duly notified to do so.

Resolved, that the application be and it hereby is dismissed for lack of prosecution.

219-31-BZ.

APPLICANT—Albert Sabatino, lessee, for John Sabatino, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—121-01 to 121-05 101st avenue, northeast corner of 121st street, Richmond Hill, Borough of Queens.

## APPEARANCES—None.

ACTION OF BOARD—Application dismissed for lack of prosecution.



# MINUTES

## THE VOTE TO DISMISS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

WHEREAS, the foregoing applicant has failed to complete his papers, though duly notified to do so.

*Resolved*, that the application be and it hereby is *dismissed* for lack of prosecution.

114-31-BZ.

APPLICANT—William M. Husson, for Mary Maresca and Elsie Maresca, owners.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the alteration and change of occupancy of part of an existing building from business use to a motor vehicle repair shop.

PREMISES AFFECTED—2637-2645 Webster avenue, west side, 130 ft. 6 in. north of East 194th street, The Bronx.

## APPEARANCES—

For Applicant: William M. Husson.

For Opposition: Milton H. Frankfurt and Samuel J. Stein.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Absent ..... 0

## THE RESOLUTION—

(114-31-BZ)

WHEREAS, William M. Husson, for Mary Maresca and Elsie Maresca, owners, filed, March 5, 1931, an application, under the building zone resolution, to permit in a business district the alteration and change of occupancy of part of an existing building from business use to a motor vehicle repair shop; premises 2637-2645 Webster avenue, west side, 130.60 ft. north of East 194th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 14, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue, Decatur avenue, East 194th street and East 195th street are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 4, 1931 (re App. Alt. 39-31), reads:

"1. Proposed alteration and conversion of business building in business district to repair shop for motor vehicles is contrary to provisions of building zone resolution."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100 ft. 5¾ in. on Webster avenue and a depth of approximately 85 ft., upon which is erected a one-story brick structure occupied for seven (7) stores; it is proposed to separate, by means of fireproof partitions, a portion (having a frontage of 30 ft. on Webster avenue) of the northerly end of the building from the rest of the structure and to use said portion as a motor vehicle repair shop; the rest of building to be used as stores; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

43-31-BZ.

APPLICANT—William Richter, substituted for Philip J. Sinnott, for Woodhaven Homes, Inc., owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of North Conduit avenue and 84th street, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: William Richter, Herman B. Forman and Richard Von Lehn.

For Opposition: Arthur A. Herming, William Woodward, Frank Sylvester and Gustave Jahries.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Absent ..... 0

## THE RESOLUTION—

(43-31-BZ)

WHEREAS, William Richter, substituted for Philip J. Sinnott, for Woodhaven Homes, Inc., owner, filed, January 27, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of North Conduit avenue and 84th street, Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 14, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that North Conduit avenue, 135th (Dumont) avenue and 84th street are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 22, 1931 (re Plan No. N. B. 4523-30), reads:

"1. The erection of a gasoline service station in a business district is contrary to article 2, section 4 of the Zoning Law."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 42 ft. 6 in. on North Conduit avenue, 101.43 ft. on 84th street and 30 ft. 2 in. on 135th avenue, upon which it is proposed to erect a one-story structure, 65 ft. by 22 ft. 6 in. in area, to be used as office, grease pits, brake service and auto laundry and, also, to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the application is predicated upon section 21 of the building zone resolution, in which case the hardship expressed by the applicant is based on the fact the land, with the exception of the development on 84th street, is so far undeveloped and a large percentage of the property now shown as vacant and affected by this application is owned by the Woodhaven Homes, Inc., the applicant; and

WHEREAS, there are no other non-conforming uses within the area affected by this application and the board deems that applicant has not substantiated section 21 of the building zone resolution in its proper sense.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

205-29-BZ.

APPLICANT—Edward L. Kelly, for Flushing Manor Corp., owner.

SUBJECT—Application (re: decision of the superintendent of buildings), under section 21 of the building



# MINUTES

zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (temporary permit previously granted on certain conditions; reopened for reconsideration).

**PREMISES AFFECTED**—157-30 Willets Point boulevard, southeast corner of Cross Island boulevard, Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: None.

**ACTION OF BOARD**—Application for extension of temporary permit granted on condition.

## THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(205-29-BZ)

WHEREAS, Edward L. Kelly, for Flushing Manor Corp., owner, filed, March 27, 1929; granted temporary permit July 26, 1929; reopened May 19, 1931, for consideration, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 157-30 Willets Point boulevard, southwest corner of Cross Island boulevard, Whitestone, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 14, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Willets Point boulevard is in a business district; Cross Island boulevard is in a business district; 21st avenue is in a business district, and 22nd avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 20, 1929 (re Plan No. 1323-1929), reads:

"1. Erection of a gasoline and service station in a business district is contrary to the Building Zone Resolution.";

and  
WHEREAS, the premises consist of a lot 71 ft. by 136 ft., irregular, in depth; the original application proposed to erect an office, 20 ft. by 20 ft., bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline station within a business district; and

WHEREAS, applicant wishes to amend his application for a continuation of temporary permit now in force; and

WHEREAS, board deems that applicant is entitled to this relief under section 21 for a temporary period pending possible development of neighborhood.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted for a temporary period of two years* from the expiration of the present temporary permit now in force, granted by the board, *on condition* that the resolution of July 26, 1929, otherwise shall be complied with.

77-31-BZ.

**APPLICANT**—Ferdinand Savignano, for Megurditch Dilloian, owner.

**SUBJECT**—Application (re: decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence and "D" area district the erection and maintenance of a building occupying more than 80 per cent. of the area of a corner lot at the curb level (previously denied; reopened under new facts June 2, 1931).

**PREMISES AFFECTED**—7224 11th avenue, northwest corner of 73rd street, Brooklyn.

## APPEARANCES—

For Applicant: Arnold W. Lederer.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(77-31-BZ)

WHEREAS, Ferdinand Savignano, for Megurditch Dilloian, owner, filed, February 13, 1931; denied May 12, 1931; reopened June 2, 1931, under the claim of new facts, an application, under the building zone resolution, to permit in a residence and "D" area district the erection and maintenance of a building occupying more than 60 per cent of a corner lot at the curb level; premises 7224 11th avenue, northwest corner of 73rd street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 14, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that 72nd street is in a residence use and "D" area district; 73rd street is in a residence use and "D" area district; 74th street is in a residence and "D" area district, and 11th avenue is also in a residence and "D" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 29, 1931 (re Applic. No. 8131), reads:

"1. Combined area of house and garage exceeds 80% of lot area (Residential D).";

and  
WHEREAS, the premises consists of a corner lot upon which is erected a two-family dwelling occupying 79.35 per cent of the lot; it is proposed to occupy 88.79 per cent of the lot by erecting a one-car garage, 8 ft. by 16 ft., in the yard, within a residence and "D" area district; not more than 80 per cent of the lot is permitted to be occupied under the zone resolution; and

WHEREAS, the applicant proposes to build a one-car garage in the rear of the lot facing 11th avenue, to be used by owner or occupant of dwelling now on premises for storage of one auto of pleasure-car type; proposed garage building to extend beyond the present building line of the houses on 73rd street 1 ft. 6 in.; the present building and proposed garage will be 8 per cent in excess of the allowable area use of premises under appeal which is 80 per cent; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulty.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the area district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed garage shall be used solely for one auto of pleasure-car type and for the use of owner or occupant of dwelling house on the premises; that proposed garage shall project not more than 1 ft. 6 in. beyond the present building line of the houses on 73rd street, immediately adjoining to the west, and that all permits shall be obtained within six months and any work involved shall be completed within nine months from the date of this action.

263-31-BZ.

**APPLICANT**—Elias Bernstein, for Weissglass Dairies, Inc., owner.

**SUBJECT**—Application (re: decision of the superintendent of buildings), under section 7a of the building zone resolution, to permit in a business district the erection and maintenance of additional buildings and the alteration and extension of a building occupied for a milk bottling and distributing station.



# MINUTES

PREMISES AFFECTED—2014 Forest avenue, south side, 20 ft. 3 in. east of Maple avenue, Mariners Harbor, Borough of Richmond.

## APPEARANCES—

For Applicant: Elias Bernstein.

For Opposition: J. Greenberg and Mrs. Greenberg.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell,<br>Commissioners Holland and Guilfoyle and<br>Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                          | 0 |
| Absent .....                                                                                                            | 0 |

## THE RESOLUTION—

(263-31-BZ)

WHEREAS, Elias Bernstein, for Weissglass Dairies, Inc., owner, filed, May 27, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of additional buildings and the alteration and extension of a building occupied for a milk bottling and distributing station; premises 2014 Forest avenue, south side, 20.03 ft. east of Maple avenue, Mariners Harbor, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 14, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Forest avenue is in a business district; Maple avenue, 100 ft. north and south of Forest avenue, is in a business district, and Van Pelt avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 19, 1931 (re Alt. 323-31), reads:

"Your application Alt. No. 323-1931, affecting premises s/s Forest Ave., 100' w. Van Pelt Avenue, Mariners Harbor, Borough of Richmond, is hereby disapproved as it is contrary to the zoning resolution to alter an existing milk bottling and distributing station in a business use district to the extent of 188%";

and

WHEREAS, the premises consist of a plot of ground with a frontage of 60.08 ft. on Forest avenue and a depth of 102.59 ft., irregular, on which is located several one and two-story buildings occupied by a milk bottling establishment and dairy, it is proposed to alter and reconstruct the existing buildings, front and side frame walls of present building occupied as a garage, are to be removed and replaced by concrete block walls; four other existing buildings are to be removed and replaced by a new structure of brick and concrete block; all floors are to be of concrete; exterior walls of face brick and interior wall of enamel brick; to be occupied as a milk bottling and distributing station; and

WHEREAS, it has been established that there has been conducted on this property a milk bottling and distributing establishment prior to the enactment of the building zone resolution and so used continuously up to the present time; and

WHEREAS, the application is substantiated under section 7a in that the applicant wishes to demolish the present frame buildings and substitute a modern, up-to-date, fire-proof building for the continuation of the present business.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, permitting the erection of a one-story building above grade, having a frontage of, approximately, 62 ft. on Forest avenue and 94 ft. southerly from Forest avenue, on condition that the rear and gable walls shall be unpierced throughout their entire height and length; that any skylights installed in the roof shall be set back not less than 15 ft. from the lot lines; that the front of structure on Forest avenue shall be built of face brick with architectural terra cotta or stone trim; that the present buildings on the property shall be entirely demolished; that all work conducted on premises shall be conducted en-

tirely within the new building at all times; that a return of drawings shall be made to this board before submission to the superintendent of buildings for approval, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

33-29-BZ.

APPLICANT—Jaros Kraus, for Joseph Ciofalo, owner; Edward L. Kelly, for Flushing Terrace Corp., previous applicant and owner.

SUBJECT—Application for reopening—modification—re: Application (decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—160-26 Willetts Point boulevard, southeast corner of 20th avenue, Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: Jaros Kraus and Joseph Ciofalo.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified in part.

## THE VOTE TO REOPEN AND MODIFY—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

## THE VOTE TO REOPEN AND MODIFY—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

## THE RESOLUTION—

(33-29-BZ)

WHEREAS, Edward L. Kelly, for Flushing Terrace Corp., owner, filed, January 17, 1929, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 160-26 Willetts Point boulevard, southeast corner of 20th avenue, Whitestone, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 1, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Willetts Point boulevard is in a business district; 20th avenue is in a business and residence district; Carl lane is in a business district, and 20th road is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 3, 1929 (re Plan No. N. B. 11173-1928), reads:

"The creation of a gasoline station in a business district is contrary to Zone Law.";

and

WHEREAS, it is proposed to erect an office, 15 ft. by 21 ft., bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business use district; and

WHEREAS, applicant, in substantiation of section 7g of the building zone resolution has filed more than 80 per cent consents of property owners within an area fixed by the board and deemed affected; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, October 1, 1929, on certain conditions, and applicant requests a modification of the time limit imposed and an extension of time to obtain permits and complete work, and now requests a further extension of time and a modification as to size of building.

Resolved, that the board of standards and appeals does



# MINUTES

hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that at the easterly and westerly building line there shall be erected a brick wall, not less than 8 ft. in height, faced with enamel brick on the property side and coped with architectural terra cotta or natural stone trimming; that the building to be erected on the premises for use as an office shall be of masonry construction, faced with enamel brick and with Spanish tile roof; the office building to be 15 ft. by 21 ft. and an enclosure for grease pits or racks approximately 31 ft. by 25 ft., enclosed on three sides with arched opening at front of the same architectural design and construction as the balance of the buildings on premises; that there shall be erected along the building line on the street fronts a concrete curb not less than 12 in. in height with one opening on Carll lane and one opening on Willetts Point boulevard, each of which shall be not more than 10 ft. wide and shall have curb cuts immediately in front of the openings which shall be not more than 10 ft. wide; that all pumps shall be located at least 10 ft. back from the building line; that any advertising displayed shall be restricted to the glass globes on the gasoline pumps, and that any permits required shall be obtained within six months and all work completed within one year from June 2, 1931.

35-31-BZ.

APPLICANT—Emil Guterman, for Louis Bardalamas and William J. Bardalamas, owners.

SUBJECT—Application for reopening—modification—re: Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the change of occupancy from a garage for the storage of five (5) motor vehicles to a motor repair shop.

PREMISES AFFECTED—242-29 to 242-39 Merrick boulevard (road) and 133-12 to 133-16 243rd street, northwest corner, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Louis Bardalamas.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

|                                          |   |
|------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, |   |
| Commissioners Holland and Guilfoyle and  |   |
| Assistant Chief McElligott .....         | 4 |
| Negative .....                           | 0 |
| Absent .....                             | 0 |

THE RESOLUTION—

(35-31-BZ)

WHEREAS, Emil Guterman, for Louis and William J. Bardalamas, owners, filed, January 20, 1931, an application, under the building zone resolution, to permit in a business district the change of occupancy from a garage for the storage of five motor vehicles to a motor vehicle repair shop; premises 242-29 to 242-39 Merrick (road) boulevard and 133-12 to 133-16 243rd street, northwest corner, Rosedale, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 9, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Merrick boulevard is in a business district; 243rd street is in a residence district; 244th street is in a residence district, and 133rd avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 19, 1931 (re Plan No. N. B. 4687-1930), reads:

"The use of an automobile repair shop in a business district is contrary to article 2, section 4. subdivision 29 of the Zone Resolution.";

and

WHEREAS, the premises consists of a corner lot, 126.14 ft. frontage on Merrick boulevard, 51.4 ft. frontage on 243rd street, upon which is erected a two-story vacant frame building, a one-story frame repair shop, a one-story brick showroom and garage for five cars and, also, a gasoline service station; it is proposed to remove the one-story frame repair shop and use the one-story brick showroom building as a motor vehicle repair shop within a business use district; and

WHEREAS, this property was the subject of inspection by a committee of the board; and

WHEREAS, the board, according to report submitted, deemed that applicant was entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulty; and

WHEREAS, this application was granted by the board at its meeting, June 9, 1931, on certain conditions, and applicant requested a modification of these conditions as to windows in gable wall.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for a building one story in height with an area of approximately 52 ft. by 62 ft., located at the northwesterly corner of the property, *on condition* that the rear and westerly gable walls shall be unpierced throughout their entire height and length, except for windows in the westerly gable and rear wall, which windows shall have fixed frames and sash; that the building shall be built of masonry construction with flat roof design; that there shall be no machinery other than one-half horsepower electrically-driven machines; that no open forges or anvils shall be permitted on the premises; that the use of present one-story wooden building, now used as motor vehicle repair shop under authorized permit, shall be discontinued, and when removed shall be replaced only with a conforming use; that any skylights installed in the new building shall be set back 10 ft. from the rear and westerly lot line, and that all permits required shall be obtained within three (3) months and any work involved shall be obtained within one year from the date of this action.

191-29-BZ.

APPLICANT—Philip J. Sinnott, for John Primavera, owner.

SUBJECT—Application for reopening—extension of time to obtain permits and complete work—re: Application (decision of the of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1656-1660 St. Marks avenue, south side, 39 ft. 11¾ in. west of Eastern parkway extension, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permit and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

|                                          |   |
|------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, |   |
| Commissioners Holland and Guilfoyle and  |   |
| Assistant Chief McElligott .....         | 4 |
| Negative .....                           | 0 |
| Absent .....                             | 0 |

THE RESOLUTION—

(191-29-BZ)

WHEREAS, Philip J. Sinnott, for John Primavera, owner, filed, March 22, 1929, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1656-1660 St. Mark's avenue, south side, 39 ft. 11¾ in. west of Eastern Parkway Extension, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting,



# MINUTES

September 10, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Eastern Parkway Extension is in a business district; Hopkinson avenue is in a business district; Prospect place is in a business district, and St. Mark's avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 20, 1929 (re Applic. No. 2296-29), reads:

"Proposed gasoline service station in a business use district is contrary to Art. II, Sect. 4a of Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 50 ft. on St. Mark's avenue, 59 ft. 3 in. on Eastern Parkway Extension and a distance of 57 ft. 3 in. across the westerly rear, upon which it is proposed to erect a one-story office, 12 ft. by 16 ft. in area, a grease pit and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution, and that a denial of his application would constitute unnecessary hardship and practical difficulty as specified therein; and

WHEREAS, this application was granted by the board at its meeting, September 10, 1929, on certain conditions, and applicant requests a modification of the time limit imposed, and now requests a further extension.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected along the building line of the property on the St. Mark's avenue side, a concrete curbing not less than 12 in. in height; that there shall be no openings in this curbing on the St. Mark's avenue side of the property; that there shall be erected along the building line on Eastern Parkway a concrete curbing not less than 12 in. in height, with two openings therein, neither of which shall be more than 10 ft. in width; that any gasoline pumps erected shall set back 10 ft. from the building line; that there shall be erected on the northwest corner of the property, adjacent to the building line, an office constructed of white tile or face brick with Spanish tile roof, the dimensions of this office to be substantially those shown on plans filed with this application; that said office shall have an entrance on the east side of the building; that there shall be installed adjacent to the office on the west side of the property two grease pits, which shall be housed in and shall have entrance on the southerly side only; that there shall be no advertising of any nature displayed, other than that on the globes of the gasoline pumps; that all permits required shall be obtained within three months and all work completed within six months from June 23, 1931.

334-29-BZ.

APPLICANT—Famous Red Ash Coal Co., lessee (21 year lease).

SUBJECT—Application for reopening—extension of time to complete work—re: Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the extension and addition to an existing use—coal pockets and business building.

PREMISES AFFECTED—1876-1878 50th street, south side, 100 ft. west of 19th avenue and 1853-1877 51st street, north side, 100 ft. west of 19th avenue, Brooklyn.

APPEARANCES—

For Applicant: William J. Laney.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell,

Commissioners Holland and Guilfoyle and

Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(334-29-BZ)

WHEREAS, Walter H. Volckening, for Famous Red Ash Coal Co., lessee (21-year lease), filed, May 15, 1929, an application, under the building zone resolution, to permit in a residence district the extension and addition to an existing use—coal pockets and business building; premises 1876-1878 50th street, south side, 100 ft. west of 19th avenue, and 1853-1877 51st street, north side, 100 ft. west of 19th avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 23, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 19th avenue is in a residence district; 50th street is in a residence district, and 51st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 11, 1929 (re App. No. 2562-1929), reads:

"1. Application to extend business building now located within 'residence districts' and to add two coal pockets is contrary to Art. II, Sec. 6a of Zoning Resolution.";

and

WHEREAS, the premises consist of a plot of ground with a frontage of 211.45 ft. on 51st street, 46.15 ft. on 50th street and 260 ft. along the Long Island Railroad, on which is located the plant of the Famous Red Ash Coal Co., consisting of four coal pockets, an office, screen, etc.; it is proposed to provide a new coal screen and storage bin and to extend the existing office building and raise building to grade; and

WHEREAS, the business existed prior to the amended change in the district from unrestricted to residence use area; and

WHEREAS, the board deems that applicant is entitled to relief under sections 7a and 21 on the grounds of unnecessary hardship and practical difficulties; and

WHEREAS, this application was granted by the board at its meeting, July 23, 1929, on certain condition, as to location of bin and an extension of time to complete work and obtain permits, and lessee now requests a further extension of time.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, permitting the extension and raising of the office floor of the existing building up to the new fixed street grade and erection of screen and storage bin substantially in accordance with plans filed in this application, Drawing No. 1808-D of the Nicholson Company, *on condition* that there shall be not more than one vehicular entrance on the 50th street front; that all coal stored and maintained on the premises shall be maintained in an enclosed structure; that any conveyor or coal buckets shall be enclosed; that the entire premises otherwise unoccupied shall be surfaced with finished concrete throughout; that the premises shall be enclosed on the 51st street building line with a fence not less than 7 ft. in height with a lattice top of not less than 18 in. in height; that there shall be no additional coal pockets, other than shown on plans, erected or operated; that there shall be no advertising displayed on street fronts, other than one metal flat wall sign at the office entrance on the 50th street front; that a wall of approved masonry not less than 8 ft. in height shall be built along the southerly property line from 50th to 51st street, coped with terra cotta or natural stone, and that all permits shall be obtained within three months and any work involved shall be completed within six months from July 22, 1931.

Adjourned 2.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, JULY 14, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

27-31-A.

APPELLANT—David B. Cahn, one of the adjoining owners of premises 116 East 61st street; Doctors' Owning Corp., owner.

SUBJECT—Appeal from a decision of the superintendent of buildings—re: revocation of certificate of occupancy No. 17151-1930, issued by the superintendent of buildings.

PREMISES AFFECTED—115-119 East 61st street, Manhattan.

#### APPEARANCES—

For Owner: Sidney Mattison.

For Appellant: Monroe Friedman.

For Administration: Assistant Engineer Samuel Becker and assistant superintendent William D. Brush of bureau of buildings.

ACTION OF BOARD—Laid over to July 28, 1931, at 2 p. m., on request of owner's representative.

41-31-A.

APPELLANT—Peter C. Spence, chief, bureau of fire prevention; Sulken Block Realty Co., owner.

SUBJECT—Appeal for revocation of certificate of occupancy No. 4426-1922 issued by the superintendent of buildings.

PREMISES AFFECTED—110 West 33rd street, Manhattan.

#### APPEARANCES—

For Appellant: Inspector Peter Maher, fire department.

For Owner: D. J. Comyns.

For Administration: Assistant superintendent William D. Brush and assistant engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Laid over to September 15, 1931, at 2 p. m., pending opinion by corporation counsel.

37-31-A.

APPELLANT—Luna Amusement Co., Inc., owner.

SUBJECT—Request for a preferential hearing—re: appeal from an order of the fire commissioner.

PREMISES AFFECTED—North side of Surf avenue, 900 ft. west of West 8th street, Coney Island, Brooklyn.

#### APPEARANCES—

For Appellant: Robert W. Seaton.

ACTION OF BOARD—Request for preferential hearing granted and set for hearing July 21, 1931, at 2 p. m.

#### THE VOTE TO GRANT PREFERENTIAL HEARING—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

53-31-A.

APPELLANT—Thomas W. Lamb, Inc., for Wilthan Realty Corp., owner.

SUBJECT—Request for preferential hearing—re: appeal from decision of the fire commissioner.

PREMISES AFFECTED—1230-1248 3rd avenue, 183-187 East 71st street and 182-184 East 72nd street, Manhattan.

#### APPEARANCES—

For Appellant: E. Baresel.

ACTION OF BOARD—Request for preferential hearing granted and set for hearing, July 28, 1931, at 2 p. m.

#### THE VOTE TO GRANT PREFERENTIAL HEARING—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

44-31-A.

APPELLANT—Lerner Stores Corp., owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—392 Fifth avenue, northwest corner of West 36th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

#### THE VOTE TO DISMISS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

#### THE RESOLUTION—

WHEREAS, the foregoing appellant has failed to complete his papers, though duly notified to do so.

*Resolved*, that the appeal be and it hereby is *dismissed* for lack of prosecution.

156-31-A.

APPELLANT—E. H. Faile & Co., for Benenson City Terminal Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—59-61 Pearl street and 24-26 Stone street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

#### THE VOTE TO DISMISS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

#### THE RESOLUTION—

WHEREAS, the foregoing appellant has failed to complete his papers, though duly notified to do so.

*Resolved*, that the appeal be and it hereby is *dismissed* for lack of prosecution.

8-31-A.

APPELLANT—Ferdinand Savignane, for Savoia Macaroni Mfg. Co., Inc., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—1526-1536 62nd street and 1523-1537 63rd street, Brooklyn.

#### APPEARANCES—

For Appellant: Arnold W. Lederer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

#### THE RESOLUTION—

(8-31-A)

WHEREAS, Ferdinand Savignano, for Savoia Macaroni Manufacturing Co., Inc., owner, filed, January 5, 1931, an



# MINUTES

appeal from a decision of the superintendent of buildings, affecting premises 1526-1536 62nd street and 1523-1537 63rd street, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered January 8, 1931 (re Applic. No. 15363-1930), reads:

"Proposition to omit standpipe system in 3-story factory building exceeding 10,000 square feet in area contrary to Sect. 581-C Building Code and is hereby denied.";

and  
WHEREAS, the building, erected in 1926, is non-fireproof, three stories in height, 125 ft. by 200 ft., irregular, approximately 24,000 sq. ft. in area; OCCUPIED by one concern for the manufacture of macaroni, approximately 125 persons in entire premises; and

WHEREAS, appellant contends that the structure is divided into two sections by a fore-and-aft brick fire wall, with openings therein protected with fire doors on both sides of the wall; that the area of the maximum section is approximately 12,500 sq. ft.; that the building is accessible from two street fronts and is adequately provided with exits; and

WHEREAS, this case was denied by the board on May 5, 1931, and reopened June 23, 1931; and

WHEREAS, appellant now proposes to provide a 100 per cent approved type sprinkler system in lieu of the required standpipe system.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the building shall be equipped with a 100 per cent sprinkler system; that the building shall be not increased in height or area, and that the subdivision of the building, as shown on the plans submitted in this appeal, shall be maintained.

236-31-A.

APPELLANT—Croker National Fire Prevention Eng. Co., for Pierce-Arrow Sales Corp., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—233-239 West 54th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott .....

Negative ..... 4  
Absent ..... 0

THE RESOLUTION—

(236-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Pierce-Arrow Sales Corp., lessee, filed, May 18, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 233-239 West 54th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 5, 1930 (Order No. 77359-F), reads:

"1. Provide approved fireproof windows or iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at rear of building or other approved protection, Section 375, Art. 18, Chapter 5, Code of Ordinance.";

and

WHEREAS, the decision of the fire commissioner, rendered April 29, 1931, reads:

"This will reply to your letter of April 22nd, 1931, in which you state:

"We have been retained by the owners of premises

No. 233-9 West 54th Street to file an appeal with the Board of Standards and Appeals, in connection with your violation order No. 77359-F, but the Board has refused to accept this case due to the fact that the order is more than 20 days old.

"Will you, therefore, kindly rescind this order and reissue same of a later date, so that we can bring this case properly before the board, and oblige."

"Your request to reissue and rescind order No. 77359-F must be denied.";

and

WHEREAS, the building is fireproof, four stories and pent house in height, 80 ft. by 100 ft. 5 in. in area at first story and 80 ft. by 90 ft. 5 in. in area above; OCCUPIED: 1st story, sales floor, 10 persons; upper stories, showrooms and storage of autos, 2 persons; and

WHEREAS, the appellant claims the building was erected in 1907 as a garage; the plans filed show fifteen triple windows affected by the order; that the openings in buildings causing the exposure at rear range from 18 ft. to 24 ft. 4 in. distant; the two easterly buildings causing the exposure are provided with a fire-retarded roof of first story and iron shutters to windows above first story; furthermore, the lease of present tenant expires May 1, 1932, at which time the building will be demolished.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the building shall be vacated in its entirety on or before August 14, 1931, and remain in such condition until the expiration of the present lease now on the building until May 1, 1932, at which time the buildings are to be demolished.

## PETITIONS FOR VARIATIONS.

737-30S.

PETITIONER—John Caldwell Myers, for 521 Fifth Avenue, Inc., owner.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

APPEARANCES—

For Petitioner: John F. Keating.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 15, 1931, at 2 p. m., for further consideration by fire department.

208-31-S.

PETITIONER—E. Allan Lustig, for Henry Lustig, Inc., lessee.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—408-410 West 15th street, Manhattan.

APPEARANCES—

For Petitioner: Nathan Feldman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 21, 1931, at 2 p. m., to submit new plans.

210-31-S.

PETITIONER—John H. Knubel for George F. Stuhmer & Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in the decision of the health commissioner.

PREMISES AFFECTED—77 Taaffe place, Brooklyn.

APPEARANCES—

For Petitioner: John H. Knubel.

For Administration: Supervising inspector Edward F. Messer and I. R. Wolf of health department.

ACTION OF BOARD—Appeal granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(210-31-S)

WHEREAS, John H. Knubel, for Geo. F. Stuhmer & Co., Inc., owner, filed, May 8, 1931, a petition for a variation from the requirements of the labor law, as cited in a decision of the health commissioner, affecting premises 77 Taaffe place, Borough of Brooklyn; and

WHEREAS, the decision of the health commissioner, rendered May 6, 1931, reads:

"At a meeting of the Board of Health of the Department of Health, held May 5th, 1931, the following resolution was adopted:

"RESOLVED:—That the Plans and Specifications for a Cellar Bakery to be located at 77 Taaffe Place, Borough of Brooklyn, submitted by Geo. F. Stuhmer & Company, Incorporated, be and the same are hereby disapproved.";

and

WHEREAS, the building is fireproof, two stories in height, 82 ft. 7 in. by 75 ft. and 85 ft. 3 in., irregular, in depth; OCCUPIED: cellar, bakery, 2 persons; 1st story, mixing dough, 6 persons; 2nd story, storage, 2 persons; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, the petitioner filed plans showing the original building, 57 ft. 3 in. by 85 ft. 3 in., erected in 1875, and a new extension, 25 ft. 4 in. by 69 ft., erected in 1931, located within an unrestricted district; and

WHEREAS, the petitioner claims the height of the cellar of the new extension is more than 10 ft. in the clear; the cellar ceiling is 2 to 3 ft. above curb level; the cellar floor is 10 ft. 1½ in. below rear yard level; that the cellar is ventilated at rear yard level by a skylight with movable sash and four windows at front opening to the street; furthermore, the petitioner contends that the light and ventilation provided for the cellar is as adequate as required under the labor law; that the owner would suffer an unnecessary hardship if denied the right to use the cellar of the new extension for bakery purposes in conjunction with the existing bakery in the old original building; and

WHEREAS, there existed since 1875, and up to the present time, a cellar bakery, on the southerly side of the premises under appeal, formed by the intersection of Park avenue and Taaffe place, for a distance of practically 57 ft. north of Park avenue; and

WHEREAS, the appellant now seeks a certificate of exemption for an addition to the present bakery a distance of 25 ft. 4 in. northerly therefrom.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, the petition be and it hereby is granted and a certificate of exemption granted on condition that the ceiling shall be not less than 2 to 3 ft. above the sidewalk level and that the cellar used as a bakery shall have a clear headroom of not less than 10 ft.; that the rear of the proposed extension beyond the building line of the portion of building above the bakery shall be covered with movable sash vent and vault lights; that the bakery shall otherwise comply with the regulations of the Department of Health and the requirements of the labor law in all other respects.

141-31-S.

PETITIONER—John W. Ziegler, for John Wanamaker, New York, lessee.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—60-74 East 10th street, 71-91 East 9th street, 772-786 Broadway and 60-74 4th avenue, Mannattan.

## APPEARANCES—

For Petitioner: John W. Ziegler.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(141-31-S)

WHEREAS, John W. Ziegler, for John Wanamaker New York, lessee, filed, March 24, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 60-74 East 10th street, 71-91 East 9th street, 772-786 Broadway and 60-74 Fourth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 12, 1926 (Order No. 89603-L.D), reads:

"3. Enclose the interior stairway at the north and the south side of building near the centre serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of a fire-resisting material extending continuously from the 1st story to 3' above the roof, constructed as per Sec. 271 of the Labor Law, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law. Note: Among the defects in present enclosures are as follows: Not enclosed in fire-resisting partitions conforming with the requirements of Sec. 271 of the Labor Law and rule 504 and 506 of the Industrial Code and Rule 505 of the Industrial Code as amended by the Board of Standards and Appeals—4.3.—1923. Wire glass in enclosure exceeds more than 720 sq. inches on each story. Partitions not continuous. No fireproof doors at openings and all doors do not open outwardly. Enclosure does not extend to street. Enclosure does not extend 3' above the roof.";

and

WHEREAS, the decision of the fire commissioner, rendered March 24, 1931, reads:

"In reply to your communication of the 24th inst., you are advised that inasmuch as this order has been issued under the mandatory provisions of the State Labor Law, no modification may be granted, therefore, your request must be denied.";

and

WHEREAS, the building, erected in 1862, is non-fireproof, six stories in height, 184 ft. by 253 ft., irregular in area; OCCUPIED as a department store, there being factory work done on the fifth and sixth stories: basement, 197 persons; 1st story, 303 persons; 2nd story, 169 persons; 3rd story, 172 persons; 4th story, 109 persons; 5th story, 67 persons; 6th story, 159 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: four interior wooden stairways, indicated "A," "B," "C" and "D" on plans; stairways A, B and C extending from the first (main) to top (sixth) story and stairway D extending from the first to fifth story; all stairs being enclosed in wired glass partitions (boxed type) with angle iron and wired glass doors at openings therein; stairs C and D being open from the first (main) to second story; three scissors-type fire escapes, extending from roof to second story balcony, with counter-balanced stairs to street; there being, also, on the second, third and fourth stories a 20-foot-wide fireproof bridge connecting the building in question to a building (under same ownership and operation) to the south; and

WHEREAS, petitioner contends that fire drills are regularly conducted in the premises, and requests the acceptance of



# MINUTES

existing exits, contending that the same conditions as to exits have existed since 1914.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted on condition* that the factory work conducted on the premises shall be that of minor alterations to goods purchased on the premises, engraving and polishing of silverware and jewelry purchased on the premises; that the number of people engaged in factory work shall be not more than forty-eight in the entire building and all factory occupancy or work shall be conducted on the top story of the building; that the labor law shall be complied with in all other respects, and that the building shall be not increased in height or area.

## APPLIANCES SUBMITTED FOR APPROVAL.

260-31-SA.

PETITIONER—Albert I. Mackler, owner.

SUBJECT—Mackler Film Rewinder and Renovator, approval of.

APPEARANCES—

For Petitioner: Albert I. Mackler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report.

123-31-SA.

PETITIONER—Bock Oil Burner Corp., owner.

SUBJECT—Bock Oil Burner, Models A, B, C and D, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

255-31-SA.

PETITIONER—Nichols Products Corporation, owner.

SUBJECT—Nichols-McCann-Harrison Burners, approval of.

APPEARANCES—

For Petitioner: Louis Mandel and Ralph Byron.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

297-31-SA.

PETITIONER—Brooklyn Domestic Engineering Corp., for Autocraft Oil Burner Corp., owner.

SUBJECT—Autocraft Oil Burner, B 1 Model, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

298-31-SA.

PETITIONER—The Deming Company, owner.

SUBJECT—Deming Fuel Oil Pump, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

317-31-SA.

PETITIONER—David Kaufman, for Oil-Elec-Tric Engineering Corp., owner.

SUBJECT—Oil-Elec-Tric C Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

327-31-SA.

PETITIONER—Mid-West Oil Burner Mfg. Co., owner.

SUBJECT—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.

APPEARANCES—

For Petitioner: Edwin A. Sloat.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

348-31-SA.

PETITIONER—General Heat & Power Corp., owner.

SUBJECT—Chapco Steam Generator, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

65-31-SA.

PETITIONER—Automatic Film Machine Corp., owner.

SUBJECT—Application for reopening—modification—re: Auto-Patch Machine, approval of.

APPEARANCES—

For Petitioner: Julius Schwall.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Temporary Chairman Connell,

Commissioners Holland and Guilfoyle and

Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(65-31-SA)

WHEREAS, Automatic Film Machine Corp., owner, filed, February 6, 1931, a petition with the board of standards and appeals for approval of their device known as the Auto-Patch Machine; and

WHEREAS, this device was inspected and tested by a committee of the board, and a report of the committee dated April 17, 1931, recommends the approval of the device; and

WHEREAS, this device was approved by the board at its meeting, April 21, 1931, and petitioner requested a modification to permit a wire glass porthole in the housing.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Auto-Patch Machine for use in repairing motion picture films with a port hole 1½ inches by 3 inches in area, glazed with ¼-inch-thick wire glass in the top half of face of one side of drum, when installed in accordance with the report of the committee.

Adjourned 5.45 p. m.

WILLIAM J. O'GORMAN, Secretary.

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price \$1.25; by mail \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price 30c; by mail 35c.



---

# PUBLIC HEARING

---

## PROPOSED PAINT, VARNISH AND LACQUER SPRAYING RULES

[353-30-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, July 24, 1931, at 3.30 p. m., Room 1013, Municipal Building, on proposed Paint, Varnish and Lacquer Spraying Rules.

Rule for putting into effect the provision of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of paint, varnish stain and lacquer spraying apparatus.

1. All rooms or compartments wherein paint, varnish, stain, lacquer or similar material are sprayed, shall be provided with adequate ventilation to be secured by mechanical means or otherwise to secure change of air. The room or booth shall be enclosed on three sides and the air shall be changed at least four times a minute.

2. No open flame or spark-producing apparatus shall be

maintained or operated in any room in which paint, varnish, stain, lacquer or similar material are sprayed.

3. Electric motors, if used within a room as specified above, shall be of the inductive type or of the full enclosed type and shall not be located in ventilating ducts. Ventilating duct termination shall not be placed in proximity to open windows, fire escapes or other exits nor near an open flame.

4. If paints, varnish, lacquers, stain or similar materials are stored in a building they shall be stored in approved cabinets or vaults within the building.

5. Fan blades shall be constructed of non-ferrous metal.

6. The exhaust of the ventilating system shall be kept in proper repair and shall be inspected by the person in charge at least once a week for defects. When spraying operations are in progress the ventilating system shall be kept in full operation. All ducts and vent pipes shall be thoroughly cleaned.

---

# PUBLIC HEARING

---

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules.

Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.

2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.

3. A 4-inch emergency drain with gate valve.

4. House lines taken from outside of tank.

5. Tank properly heated and provided with overflow line.

6. Tank shall not be fed through fire line.

7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.

8. An iron ladder of substantial construction, properly braced, extending to top of tank.

9. At least one gate valve at the downstream side of

tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.

13. Approved 3 in. x 3 in. siamese, with approved caps.

14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.

15. The siamese street riser, wall collars and caps painted a Fire Department red.

16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.

17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

---

# NOTICE

---

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# APPROVED APPLIANCES

## Burners for Domestic and Commercial Use

| <i>Name of Burner</i>                         | <i>Calendar No.</i> | <i>Name of Burner</i>                                                                                   | <i>Calendar No.</i> |
|-----------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------|---------------------|
| A. B. C. Oil Burner.....                      | 1295-24-SA          | Kleen Heet Oil Burner.....                                                                              | 62-24-SA            |
| A. B. C. Oil Burner, Type H.....              | 684-29-SA           | Kreager Oil Burner.....                                                                                 | 367-30-SA           |
| Aetna Automatic Oil Burner.....               | 1547-23-SA          | Kres-Kno Oil Burner.....                                                                                | 443-28-SA           |
| Aladdin Oil Burner.....                       | 298-26-SA           | Lawrence May Oil Burner.....                                                                            | 1034-27-SA          |
| Alexander Oil Burner.....                     | 65-28-SA            | Leiman Brothers Fuel Oil Burner.....                                                                    | 314-30-SA           |
| Arcoil Heat Machine.....                      | 632-26-SA           | Majestic Oil Burner.....                                                                                | 693-30-SA           |
| Baker Automatic House Heating Burner.....     | 1323-22-SA          | Marr Oil Heat Machine.....                                                                              | 765-26-SA           |
| Baker Oil Burner, Model L, Gun Type.....      | 404-29-SA           | May Oil Burner.....                                                                                     | 68-24-SA            |
| Ballard Super Domestic Oil Burner.....        | 939-24-SA           | Mayflower Oil Burner.....                                                                               | 124-29-SA           |
| Bayard Domestic Fuel Oil Burner.....          | 1184-22-SA          | McIlvane Oil Burner.....                                                                                | 544-29-SA           |
| Berggren Oil Burner.....                      | 764-26-SA           | Melco Automatic Oil Burner, Type "A".....                                                               | 1032-25-SA          |
| Bettendorf Oil Burner.....                    | 731-28-SA           | Merco Oil Burner.....                                                                                   | 637-29-SA           |
| Braden Automatic Fuel Oil Burner.....         | 322-30-SA           | Morrissey Oil Burner.....                                                                               | 673-27-SA           |
| Branford Oil Burner.....                      | 36-31-SA            | Mousette Oil Burner.....                                                                                | 887-25-SA           |
| Caloril Burner—Type AA.....                   | 1361-24-SA          | National Rotary Oil Burner.....                                                                         | 836-25-SA           |
| Carboradiant Oil Burner, Models V & VS....    | 16-31-SA            | New Perfection Oil Burner, Type "C".....                                                                | 518-29-SA           |
| Carborundum Burner.....                       | 571-29-SA           | New Process Oil Burner.....                                                                             | 1071-27-SA          |
| Carter-Korth Oil Burner.....                  | 54-30-SA            | Noiseless Nokol Model G Oil Burner.....                                                                 | 801-28-SA           |
| Century Oil Burner.....                       | 157-28-SA           | Noiseless Nokol Rotary Oil Burner Model R                                                               | 584-28-SA           |
| Challenger Kleen Heat Burner, Series No. 100  | 813-28-SA           | Nokol Automatic Heater.....                                                                             | 1078-24-SA          |
| Combustion Fuel Oil Burner.....               | 1105-22-SA          | Nu-Way Oil Burner.....                                                                                  | 773-26-SA           |
| Combustion Fuel Oil Burner, Type B.....       | 295-29-SA           | Oliver Oil Gas Burner, No. 30-A.....                                                                    | 1359-24-SA          |
| Commonwealth Oil Burner.....                  | 348-28-SA           | Oronoque Oil Burner.....                                                                                | 394-30-SA           |
| Cook's Automatic Oil Burner.....              | 955-27-SA           | Orr Fuel Oil Burner.....                                                                                | 113-26-SA           |
| Crescent Oil Burner.....                      | 222-29-SA           | Paramount Oil Burner.....                                                                               | 1193-25-SA          |
| Crown Oil Burner, Type XA.....                | 426-29-SA           | Paramount Oil Burner, Model A.....                                                                      | 617-30-SA           |
| Crystal Blue Flame Oil Burner.....            | 423-29-SA           | Pascoe Oil Burner and Pump Set.....                                                                     | 1029-26-SA          |
| Dahl Vaporizing Oil Burner.....               | 915-26-SA           | Petro Domestic Burner.....                                                                              | 161-26-SA           |
| D'Elia Oil Burner.....                        | 153-31-SA           | Petro Burner, Model O.....                                                                              | 78-28-SA            |
| Dist-o-matic Oil Burner.....                  | 663-28-SA           | Petro Oil Burner, Models D-10, D-11, D-12,<br>D-13, D-14 and D-15.....                                  | 40-31-SA            |
| Doherty Oil Burner.....                       | 943-26-SA           | Piatt Oil Burning Water Heater.....                                                                     | 737-29-SA           |
| Economy Oil Burner, Type A-1.....             | 45-31-SA            | Pioneer Automatic Oil Burner.....                                                                       | 1259-27-SA          |
| Eisler Automatic Oil Burner.....              | 481-27-SA           | Powerlight Oilheat Burner.....                                                                          | 628-23-SA           |
| Electrol Automatic Oil Burner.....            | 259-25-SA           | Quiet Ballard Automatic Oil Burner.....                                                                 | 660-30-SA           |
| Electromatic Oil Burner.....                  | 603-29-SA           | Ray Rotary Fuel Oil Burner.....                                                                         | 504-23-SA           |
| Enterprise Rotary Fuel Oil Burner.....        | 1149-27-SA          | Rayfield Oil Burner.....                                                                                | 504-26-SA           |
| Espo Oil Gas Burner.....                      | 1431-23-SA          | Re-Ly-On Oil Burner.....                                                                                | 745-26-SA           |
| Faultless Oil Burner.....                     | 493-24-SA           | Remington Oil Burner.....                                                                               | 891-26-SA           |
| Fluid Heat Domestic Oil Burner, Type O....    | 1094-27-SA          | Rexoil Domestic and Industrial Fuel Oil Burner                                                          | 667-28-SA           |
| Foster Oil Burner.....                        | 715-26-SA           | Rickard Oil Burner.....                                                                                 | 1011-27-SA          |
| Franklin Domestic Oil Burner.....             | 560-26-SA           | Richmond Gravity Fuel Oil Burner.....                                                                   | 1193-22-SA          |
| Fuelo Oil Burner.....                         | 47-30-SA            | Schulze Home Oil Burner.....                                                                            | 1487-23-SA          |
| Gar Wood Oil Burner.....                      | 373-30-SA           | Security Oil Burner.....                                                                                | 56-28-SA            |
| Gilbert & Barker Flexible Flame Burner.....   | 109-31-SA           | Shepard Oil Burner.....                                                                                 | 563-30-SA           |
| Gill Oil Burner.....                          | 1231-23-SA          | Shill Oil Burner.....                                                                                   | 315-30-SA           |
| Goodspeed Automatic Oil Burner.....           | 957-27-SA           | Silent Automatic Oil Burner.....                                                                        | 458-26-SA           |
| Gulf Oil Burner.....                          | 382-26-SA           | Silent Automatic Burner, Model "B".....                                                                 | 709-30-SA           |
| Hardinge Oil Burner and Pump Set.....         | 813-25-SA           | Silent Automatic Burner, Model "E".....                                                                 | 710-30-SA           |
| Harris Fuel Oil Burner.....                   | 690-30-SA           | Silent Glow Oil Burner, Model G.....                                                                    | 600-30-SA           |
| Hart Automatic Oil Burner.....                | 1162-24-SA          | Simplex Domestic Oil Burner, Type P.A.....                                                              | 446-30-SA           |
| Hart Automatic Oil Burner, Model Series "DO"  | 595-29-SA           | Simplex Domestic Type "S.P." Oil Burner....                                                             | 145-31-SA           |
| Hayward Oil Burner.....                       | 696-30-SA           | Socony Arrow Oil Burner Pump and Fan Set                                                                | 1191-24-SA          |
| Heatiator Oil Burner.....                     | 1346-23-SA          | Stroud-in-the-Door Burner.....                                                                          | 129-27-SA           |
| Hercules Oil Burner.....                      | 510-29-SA           | Stuhler Oil Burner.....                                                                                 | 618-27-SA           |
| Holby Type A Fuel Oil Burner.....             | 688-29-SA           | Summerheat Oil Burner.....                                                                              | 581-26-SA           |
| Homer Domestic Oil Burner.....                | 1211-25-SA          | Sundstrand Automatic Oil Burner.....                                                                    | 755-26-SA           |
| Improved Kres-Kno Oil Burner.....             | 591-29-SA           | Sundstrand Purmaco Automatic Oil Burner,<br>Models A-2, 4-B, C-5, A-3U, 3K, B-5U,<br>B-5K and C-6U..... | 658-30-SA           |
| International Mechanical Draft Oil Burner.... | 372-30-SA           | Sunflower Model S-1 Oil Burner.....                                                                     | 657-29-SA           |
| International Oil Burner.....                 | 1305-24-SA          | Sunflower Oil Burner, Model S-2.....                                                                    | 587-30-SA           |
| Johnson Improved Rotary Fuel Oil Burner....   | 938-22-SA           | Super Automatic Oil Heater Model SSH.....                                                               | 715-29-SA           |
| Joyce Oil Burner.....                         | 852-26-SA           | Sword Automatic Oil Burner.....                                                                         | 951-25-SA           |
| K. F. C. Oil Burner.....                      | 846-25-SA           |                                                                                                         |                     |



# APPROVED APPLIANCES

## Burners for Domestic and Commercial Use

| Name of Burner                            | Calendar No. | Name of Burner                             | Calendar No. |
|-------------------------------------------|--------------|--------------------------------------------|--------------|
| Tabor Automatic Oil Heater, Type "D"..... | 778-28-SA    | Victor Oil Burner.....                     | 612-30-SA    |
| Timken Oil Burner, Model 20.....          | 287-28-SA    | Victory Oil Burner.....                    | 320-30-SA    |
| Timken Rotary Oil Burner.....             | 297-29-SA    | Volcano Automatic Oil Burner.....          | 556-29-SA    |
| Torridheat Oil Burner.....                | 63-28-SA     | Wayne Oil Burner Pump and Fan Set.....     | 1155-25-SA   |
| Uni-Lec-Tric Oil Burner.....              | 498-29-SA    | Williams Oil-o-matic Fuel Oil Burner, Wil- |              |
| United States Oil Burner.....             | 620-28-SA    | liams Oil-o-matic, Jr. and Model "K"....   | 918-22-SA    |
| Universal Fuel Oil Burner.....            | 6-24-SA      | Winslow Industrial Burner.....             | 19-25-SA     |
| Vesta Oil Burner.....                     | 451-26-SA    | York Automatic Oil Burner.....             | 44-29-SA     |

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

#### Appliances Submitted for Approval.

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve approval of.

- 380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.
- 195-30-SA—Simplex Water Pressure Reducing Valve, approval of.
- 260-30-SA—Scranton Steam Pumps, approval of.
- 359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.
- 494-30-SA—Holtzer-Cabot, Type PC and Type PS, Fire Alarm Systems, approval of.
- 568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.
- 730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.
- 735-30-SA—Petro Model P-2 Burner, approval of.
- 14-31-SA—Elkhart 2½-Inch Angle Valve, 150 Pounds Water Working Pressure, approval of.
- 15-31-SA—Elkhart 2½-Inch Angle Valve, 250 Pounds Water Working Pressure, approval of.
- 32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.
- 96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.
- 123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.
- 125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.
- 137-31-SA—Can't Pull Anti-Syphon Trap, approval of.
- 146-31-SA—Pressure Oil Burners, Models A, B and C, approval of.
- 224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.
- 250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.
- 251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.
- 255-31-SA—Nichols-McCann-Harrison Burners, approval of.
- 260-31-SA—Mackler Film Rewinder and Renovator, approval of.
- 283-31-SA—Humphrey Gas Unit Heater, approval of.
- 297-31-SA—Autocraft Oil Burner, B 1 Model, approval of.
- 298-31-SA—Deming Fuel Oil Pump, approval of.
- 317-31-SA—Oil-Elec-Tric Oil Burner, approval of.
- 327-31-SA—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.
- 339-31-SA—Rightway Oil Burner, approval of.
- 348-31-SA—S. A. Ghapco Steam Generator, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to July 15, 1931.....       | 355  |
| Restored to calendar.....                  | 74   |
| <b>MISCELLANEOUS APPLICATIONS.</b>         |      |
| Requests to reopen.....                    | 207  |
| Requests to amend.....                     | 7    |
| Requests for modification.....             | 60   |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 40   |
| Requests for extension of permit.....      | 3    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 9    |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 1    |
| Total .....                                | 1178 |
| Disposed of.....                           | 842  |
| Cases pending July 15, 1931.....           | 336  |

## DISPOSITION OF CASES.

|                                                     |    |
|-----------------------------------------------------|----|
| Withdrawn .....                                     | 6  |
| Dismissed .....                                     | 3  |
| Denied .....                                        | 10 |
| Granted .....                                       | 24 |
| Granted on condition.....                           | 3  |
| Appliances approved.....                            | 2  |
| Appliances dismissed, disapproved or withdrawn..... |    |
| Rules approved.....                                 |    |
| Rules disapproved or rescinded.....                 |    |

## MISCELLANEOUS ACTIONS.

|                                                  |    |
|--------------------------------------------------|----|
| Requests to reopen granted.....                  | 16 |
| Requests to reopen denied.....                   | 4  |
| Requests to amend granted.....                   |    |
| Requests to amend denied.....                    | 4  |
| Requests for modification granted.....           | 1  |
| Requests for modification denied.....            |    |
| Requests to rescind granted.....                 |    |
| Requests to rescind denied.....                  | 3  |
| Requests for extension of time granted.....      |    |
| Requests for extension of time denied.....       |    |
| Requests for extension of permit granted.....    |    |
| Requests for extension of permit denied.....     |    |
| Requests to install granted.....                 |    |
| Requests to install denied.....                  |    |
| Plans approved.....                              |    |
| Plans disapproved.....                           |    |
| Administrative requests granted.....             |    |
| Administrative requests denied or withdrawn..... |    |
| Interpretations .....                            |    |
| Requests withdrawn or dismissed.....             |    |

Total ..... 842

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First,* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the of the posting of the calendars on the bulletin board in the hearing can be entertained in view of this publication and

offices of the board and of the further publication of the calendars in the daily press.

*Fourth,* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth,* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My subscription is to begin with the issue for....., 1931.



52.05  
NEW

*Mun. Ref.*  
**BULLETIN**

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910.  
and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building  
New York City.

Vol. XVI

Subscription  
\$2.50 a year

JULY 28, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 30

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL  
Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELLIGOTT  
WILLIAM J. O'GORMAN, *Secretary*.  
EDWARD V. BARTON, *Chief Clerk*.

OFFICE—Municipal Building, Rooms 1001 to 1015.  
TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to  
12 noon.

*All communications should be addressed to the chairman of  
the board*

## CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Notice of Adjournment.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Special Meeting, July 17, 1931, 10 A. M.
- Minutes of Special Meeting, July 17, 1931, 3.30 P. M.
- Minutes of Regular Meeting, July 21, 1931, 10 A. M.
- Minutes of Regular Meeting, July 21, 1931, 2 P. M.
- Correction.
- Proposed Amendments to "Standpipe"—"Fireline"  
Rules.
- Notice on Revised Elevator Rules.
- Reserve Calendar.
- Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building  
Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the en-  
giners, pertaining to the work of the board, will be seen  
only between the hours of ten in the morning and one in  
the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the  
Building Zone Resolution, and its object is to give inter-  
ested property owners opportunity to file objections, if any,  
and will be called in Room 1013, Tuesday, July 28, 1931,  
at 2 o'clock. At this call each case is set for hearing on a  
definite day.

The next subsequent Call of the Calendar will be on  
Tuesday, September 15, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the  
calendar of cases that have been definitely set for hearing  
on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in  
connection with which court proceedings are pending or in  
progress, nor accepted that are not filed within twenty days  
from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, appli-  
cation or petition shall be regarded as a mere notice of in-  
tent to seek relief until it is filed on the form required  
by the rules of this board.

Upon receipt of any such communication the writer will  
be supplied with the official forms for presenting his ap-  
peal, application or petition, and if he fails to supply the  
data required thereon, within twenty days, his case may be  
dismissed for lack of prosecution.

At the time of filing an application, the appellant or peti-  
tioner shall forward a signed notice of appeal addressed  
to the administrative official (either superintendent of build-  
ings or fire commissioner) and file with this board a dupli-  
cate of said notice.

Petitioners are advised that their plans must indicate the  
points of the compass so as to establish the true location  
and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and  
disposition of same expedited by conforming to these  
directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to July 22, 1931.*

| <i>Cal. No.</i>              | <i>Department.</i> | <i>Premises Affected.</i>                                                       |
|------------------------------|--------------------|---------------------------------------------------------------------------------|
| 367-31-BZ.....               | B.B.Q....          | 117th st. & 101st ave., northeast corner, Richmond Hill, Q.,<br>N. B. 30-31     |
| 366-31-S.....                | F.D.....           | 170 Fifth ave., Man.,<br>L. F. 85209, L. F. 85210, L.<br>D. 85040 & L. D. 85041 |
| 365-31-A.....                | F.D.....           | 170 Fifth ave., Man.,<br>F-85042 & F-85043                                      |
| 364-31-BZ.....               | B.B.Q....          | 139-15 South Conduit blvd.,<br>Rosedale, Q., N. B. 3363-31                      |
| 363-31-A.....                | F.D.....           | 111-117 49th st., Bklyn.,<br>L. C. 44117                                        |
| 362-31-A.....                | F.D.....           | 552-554 Seventh ave., Man.,<br>F-83989                                          |
| 361-31-A.....                | F.D.....           | 142-146 W. 49th st., Man.,<br>F-85191                                           |
| 360-31-A.....                | F.D.....           | 15-17 W. 18th st., Man.,<br>F-85527 & F-85530                                   |
| 359-31-S.....                | F.D.....           | 950-956 University ave., Bx.,<br>L. D. 86545                                    |
| 358-31-A.....                | F.D.....           | 1 W. 34th st., Man.,<br>F-81968 & F-81967                                       |
| 357-31-S.....                | F.D.....           | 553-555 Eighth ave., Man.,<br>L. D. 86859                                       |
| 356-31-A.....                | B.B.Bx...          | 181 Lincoln ave., Bx.,<br>Alt. 253-31                                           |
| <i>Restored to Calendar.</i> |                    |                                                                                 |
| 984-22-BZ.....               | F.D.....           | 2379 Tiebout ave., Bx.,<br>12948-C                                              |
| 29-31-BZ.....                | B.B.M....          | 1187-1201 Third ave., Man.,<br>Alt. 2640-30                                     |

## ADJOURNMENT.

*Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 15, 1931, at 10 a. m., and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.*

*During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also*

## CALL OF CLERK'S CALENDAR TUESDAY, JULY 28, 1931, AT 2 P. M.

### *Building Zone Cases.*

- 169-31-BZ.  
APPLICANT—William F. Regan, for Ferdinand Polti, owner.  
PREMISES—79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 234-31-BZ.  
APPLICANT—Triest Cotntracting Corp. (lessee), for Norman G. Degnon, owner.

PREMISES—Northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.  
APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction.

243-31-BZ.

APPLICANT—Walter C. Martin, for Board of Education, City of New York, owner.

PREMISES 133-143 East 16th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district the erection of the street wall of a building in excess of the height permitted under the building zone resolution.

320-31-BZ.

APPLICANT—LeRoy P. Ward, for Big Four Realty Corp., lessee, for Estate of John R. Slattery, owner.

PREMISES—252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

APPLICATION, under sections 6, 7a, 7c, 7e and 21 of the building zone resolution,

TO PERMIT in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles.

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

154-30-BZ.

APPLICANT—Rubenstein & Rosling, for Vandee Building Co., Inc., owner.

PREMISES—Northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 16, 1931-.

**JULY 28, 1931, 10 A. M.**

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 28, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 218-31-BZ—Application, May 11, 1931, under section 21 of the building zone resolution, of Joseph M. Lonergan, applicant, on behalf of Brigham Realty Corp., owner, to permit in a residence use and "D" area district the maintenance of buildings occupying more than 60 per cent of the area of interior lots; premises 2126-2170 East 18th street, west side. 100 ft. north of Avenue V, Brooklyn.



# CALENDAR

CAL. NO. 232-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of Henry W. Lyall, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

CAL. NO. 238-31-BZ—Application, May 18, 1931, under section 21 of the building zone resolution, of New York and Richmond Gas Co., applicant, on behalf of Ernst Koch, owner, to permit in a business district the erection and maintenance of a plant for the storage of heating and illuminating gas; premises north side of Sycamore street, 99.68 ft. east of Richmond avenue, Eltingville, Borough of Richmond.

CAL. NO. 268-31-BZ—Application, May 28, 1931, under section 21 of the building zone resolution, of Nicholas Madonna, applicant and owner, to permit in a residence use and "D" area district the erection and maintenance of an apartment building not conforming with the building zone requirements; premises 234 East 203rd street, south side, 42.16 ft. west of Valentine avenue, The Bronx.

CAL. NO. 1408-23-BZ—Application, December 1, 1923; erection of garage granted on certain conditions on May 23, 1924; reopened April 21, 1931, under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 316-318 West 118th street, Manhattan.

CAL. NO. 674-30-BZ—Application, November 12, 1930; denied under section 21 March 3, 1931; reopened May 26, 1931, under sections 7c and 21 of the building zone resolution, of Francis Fischer, applicant, on behalf of Naleda Realty Co., Inc., owner, to permit in a residence district, extending from a business district, the alteration and change of occupancy of part of first story from residence use to business use; premises 2707 Sedgwick avenue, northwest corner of Kingsbridge road, The Bronx.

CAL. NO. 178-30-BZ—Application, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for John Jos. Carroll, on behalf of Teresina Grilli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
Temporary Chairman.

JULY 28, 1931, 2 P. M.

## *Appeals from Administrative Orders.*

- 321-31-A—1724-1728 Broadway and 208-210 West 55th street, southeast corner, Manhattan.
- 230-31-A—117 West 33rd street, Manhattan.
- 242-31-A—10-12 East 17th street, Manhattan.
- 244-31-A—29 West 34th street, Manhattan.
- 246-31-A—631-649 17th street and 1102-1110 Prospect avenue, Brooklyn.
- 248-31-A—219-227 Grand street and 677-693 Driggs avenue, northeast corner, Brooklyn.
- 284-31-A—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.
- 127-31-A—115-119 East 61st street, Manhattan.
- 361-31-A—142-146 West 49th street, Manhattan.
- 353-31-A—1230-1248 Third avenue, 183-187 East 71st street and 182-184 East 72nd street, Manhattan.

## *Petitions for Variations.*

- 1-31-S—285 Livingston street, Brooklyn.
- 456-26-S—206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Manhattan.
- 323-31-S—245-249 11th avenue, 601-640 West 26th street, 200-214 13th avenue and 600-652 West 27th street, Manhattan.
- 247-31-S—462 Mott avenue, The Bronx.
- 272-31-S—4802-4804 New Utrecht avenue, southwest corner of 48th street, Brooklyn.
- 274-31-S—453-457 West 30th street, Manhattan.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 15, 1931, AT 2 P. M.

### *Building Zone Cases.*

229-31-BZ.

APPLICANT—Matthew W. Del Gaudio, for Enavon Realty Corp. and Navone Bros., Inc., owners.

PREMISES—18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

264-31-BZ.

APPLICANT—Cairn Operating Corp., owner.

PREMISES—93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building (store).

273-31-BZ.

APPLICANT—Kenlon-Michels Engineering & Construction Co., Inc., for Rita Shue, owner.

PREMISES—154-156 East 84th street, Manhattan.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

147-31-BZ.

APPLICANT—Tony Andruk, owner.

PREMISES—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and main-



# CALENDAR

tenance of a building to be occupied as a store and dwelling (previously dismissed for lack of prosecution; reopened and restored to the Calendar July 14, 1931).

53-29-BZ.

APPLICANT—Edward L. Kelly, for Harry Barrow, owner.

PREMISES—5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and the time in which to obtain permits and complete work has expired; reopened July 14, 1931).

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners.

PREMISES—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

## SEPTEMBER 15, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 168-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution,

of William Richter, applicant, on behalf of Frederick R. De Nyse, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the use as a motor vehicle repair shop; premises 142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

CAL. NO. 189-31-BZ—Application, April 29, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Wooster Lumber Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

CAL. NO. 235-31-BZ—Application, May 16, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of Robert Gladstone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 15, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

241-31-A—119 West 33rd street, Manhattan.  
239-31-A—105 West 42nd street, Manhattan.  
253-31-A—429-431 Kent avenue, Brooklyn.  
275-31-A—280-290 East 134th street, The Bronx.

### *Petitions for Variations.*

737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.  
208-31-S—408-410 West 15th street, Manhattan.

## SEPTEMBER 15, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

## CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 22, 1931, AT 2 P. M.

### *Building Zone Cases.*

29-31-BZ.

APPLICANT—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.

PREMISES—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building (previously denied; reopened July 21, 1931).

984-22-BZ.

APPLICANT—Dora Goldfein, owner.



# CALENDAR

PREMISES—2379 Tiebout avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted for a temporary permit; reopened July 21, 1931).

SEPTEMBER 22, 1931, 10 A. M.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 3-31-BZ—Application, January 2, 1931, under section 21 of the building zone resolution, of W. Bryce Rea, applicant and owner, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

CAL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gaso-

line service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

SEPTEMBER 29, 1931, 10 A. M.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 29, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price \$1.25; by mail \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price 30c; by mail 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

FRIDAY MORNING, JULY 17, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### BUILDING ZONE CASES.

3-31-BZ.

APPLICANT—W. Bryce Rea, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop.

PREMISES AFFECTED—250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: C. S. Bostwick and Harold R. Zeaman.

For Opposition: H. H. Armington, G. Silver and William Nellen.

ACTION OF BOARD—Laid over to September 22, 1931, at 10 a. m., on request of applicant's representative. Final disposition.

122-31-BZ.

APPLICANT—James Kearney, for Andrew N. Miller, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James Kearney.

For Opposition: Joshua S. Shapiro.

ACTION OF BOARD—Laid over to September 29, 1931, at 10 a. m., for inspection and report by committee of the board.

269-31-BZ.

APPLICANT—Theobald H. Engelhardt, for Cord Meyer Development Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution.

PREMISES AFFECTED—105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: John Adikes.

For Opposition: Edward T. Corcoran, Owen E. Reilly, John F. Hughes, Emanuel Teich, Herman Goldman and A. V. Mandel.

ACTION OF BOARD—Laid over to September 29, 1931, at 10 a. m., on request of applicant's representative.

674-30-BZ.

APPLICANT—Francis Fischer, for Naleda Realty Co., Inc., owner.

SUBJECT—Application (re decision of the tenement house commissioner), under sections 7c and 21 of the building zone resolution, to permit in a residence district, extending from a business district, the

alteration and change of occupancy of part of first story from residence use to business use (previously denied under section 21; reopened under section 7c).

PREMISES AFFECTED—2707 Sedgwick avenue, northwest corner of Kingsbridge road, The Bronx.

APPEARANCES—

For Applicant: Mrs. Francis A. Fischer.

For Opposition: William Moore.

ACTION OF BOARD—Laid over to July 28, 1931, at 10 a. m., on request of applicant's representative.

336-31-BZ.

APPLICANT—Manuel M. Voit, for Long Island Storage Warehouses, Inc., owner.

SUBJECT—Request for preferential hearing—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of an ice skating rink and two (2) stores.

PREMISES AFFECTED—288-296 Coney Island avenue and 1-9 Ocean parkway, southwest corner, Brooklyn.

APPEARANCES—

For Applicant: Manuel M. Voit and Max Spiegel.

For Opposition: None.

ACTION OF BOARD—Request for preferential hearing denied.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Temporary Chairman Connell, Commissioner Holland and Assistant Chief McElligott ..... 3

Absent ..... 0

58-31-BZ.

APPLICANT—Sabin Holding Corp., owner.

SUBJECT—Application (re decision of the tenement house commissioner), under section 21 of the building zone resolution, to permit in a residence use "E" area and one-time height district the erection of a multiple dwelling not in conformity with residence use "E" area requirements of the building zone resolution.

PREMISES AFFECTED—Southwest corner of Bay parkway and 76th street, Brooklyn.

APPEARANCES—

For Applicant: Charles Burston.

For Opposition: M. L. Wellens.

ACTION OF BOARD—Report of committee adopted and application withdrawn.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

204-31-BZ.

APPLICANT—Martin J. Ort, for G. T. Parmelee, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the maintenance of a motor vehicle repair shop.



# MINUTES

PREMISES AFFECTED—237 West 69th street, Manhattan.

## APPEARANCES—

For Applicant: Martin J. Ort.  
For Opposition: William Weiss, Robert J. Deloney,  
Irving Scheinfeld and Samuel S. Isaacs.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Absent ..... 0

## THE RESOLUTION—

(204-31-BZ)

WHEREAS, Martin J. Ort, for G. T. Parmelee, owner, filed, May 5, 1931, an application, under the building zone resolution, to permit in a business district the maintenance of a motor vehicle repair shop; premises 237 West 69th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 17, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 69th street is in a business district; West 70th street is in a business district; West 68th street is in a business district; West End avenue is in a business district, and Amsterdam avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 17, 1931 (re Viol. Order No. 31-1931), reads:

"In that of occupying the first floor as an automobile repair shop in a business district where prohibited.

"You are hereby directed to immediately discontinue the use of the first story as an automobile repair shop.";

and

WHEREAS, the existing building is of non-fireproof construction, three stories in height, with a frontage of 20 ft. 10½ in. and a depth of 58 ft. 6 in., irregular; to be occupied as a motor vehicle repair shop on the first story and dwelling for two families above; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

79-31-BZ.

APPLICANT—Lillian M. Tash, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the conversion of occupancy from a two-car private garage to a machine shop for developing patents.

PREMISES AFFECTED—338 Dahill road and 1515 37th street, Brooklyn.

## APPEARANCES—

For Applicant: Lillian M. Tash.  
For Opposition: Joseph Krinsky and Max Harrison.

ACTION OF BOARD—Report of committee adopted and application granted on condition.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

## THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(79-31-BZ)

WHEREAS, Lillian M. Tash, owner, filed, February 13, 1931, an application, under the building zone resolution, to permit in a residence district the conversion of occupancy from a two-car private garage to a machine shop for developing patents; premises 338 Dahill road and 1515 37th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 17, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Dahill road is in a residence and business district; 37th street is in a residence, business and unrestricted district; 15th avenue is in a business district; 36th street is in an unrestricted and a business district, and 38th street is in a residence, business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 13, 1931 (re Applic. No. 15548-1930), reads:

"Proposed change in occupancy contrary to Zone Resolution for a prohibited use in a residence district. Therefore application under Art. 2, Sec. 3.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 28 ft. and a depth of 8 ft. and 24 ft., irregular; to be occupied as a machine shop for developing patents, etc.; and

WHEREAS, the application is for the use of the metal garage building, one story in height and approximately 336 sq. ft. in area, located on the frontage of lot facing 37th street, said lot running through from Dahill road to 37th street, the front portion of which is occupied by a dwelling; and

WHEREAS, the owner and occupant of the dwelling seeks to use the two-car garage mentioned for a machine shop for the development of patents, etc.; and

WHEREAS, the board deems that applicant is entitled to temporary relief on the grounds of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for a temporary period of one year, *on condition* that there shall be no open forges or anvils or open flames used on the premises; that there shall be no gasoline of any nature or description stored on the premises; that there shall be no automobile repair work done on the premises; that the work conducted on the premises shall be between the hours of 11.00 a. m. and 2.00 p. m. on weekdays, prohibiting any work on legal holidays or Sundays, and that no work of any nature or description shall be conducted in this building the balance of the time during the day; that there shall be no advertising signs of any nature or description allowed on any portion of the premises under appeal, that is, on the area of the plot or on buildings erected thereon, running through from Dahill road to 37th street; that the entrance to garage building shall be restricted to the 37th street front of property, except for one emergency doorway entrance not more than 3 ft. 8 in. wide, and that all permits shall be obtained within three months and any work involved shall be completed within six months from the date of this action.

270-31-BZ.

APPLICANT—Thomas I. Sheridan, for 220 West 61st Street Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



# MINUTES

PREMISES AFFECTED—218-234 West 61st street, Manhattan.

## APPEARANCES—

For Applicant: Thomas I. Sheridan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(270-31-BZ)

WHEREAS, Thomas I. Sheridan, for 220 West 61st Street Corp., owner, filed, May 29, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 218-234 West 61st street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 17, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 61st street and Amsterdam avenue are in a business district; West 60th street, West End avenue and West 62nd street are in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 27, 1931 (re N. B. App. No. 105-1931), reads:

"1. Public garage in business district is prohibited.

Art. 2, Sec. 4, Zoning Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 250 ft. and a depth of 100 ft. 5 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the street upon which is located the premises under appeal, 61st street from Amsterdam avenue to West End avenue, is surrounded on three sides by an unrestricted use district, the only restricted use being the 100 ft. west of Amsterdam avenue, along Amsterdam avenue, which is business use and West 61st street which is zoned as business; and

WHEREAS, the board in previous applications granted garage use in West 61st street between Amsterdam avenue and West End avenue when brought under sections 7e and 21 of the building zone resolution; and

WHEREAS, this application is predicated upon sections 7e and 21 of the building zone resolution, both of which sections the board deems applicant has substantiated.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building to be erected shall be not more than one story in height above grade, constructed fireproof throughout; that the easterly and westerly gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be constructed of face brick and architectural terra cotta or stone trim; that any sale of gasoline shall be confined within the building lines of the building to be erected on the premises; that the front of any ramp installed on the premises shall be set back not less than 10 ft. from the building line; the entrances to the garage from West 61st street shall be confined to three in number, one approximately in the center, the other two at either end of the building, openings of which shall be not more than 12 ft. wide each, with curb cuts directly in front of said openings not more than 14 ft. wide each; that any skylights installed in the roof shall be set back from the easterly and westerly gable walls not less than 15 ft. and shall be equipped with plain

glass with wire guards above and below; all permits required shall be obtained within six months and all work involved completed within eighteen months from the date of this action.

59-31-BZ.

APPLICANT—Benjamin Antin, for Sydmar Holding Corp. and Florence Thau, owners.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the extension of a motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—2548 White Plains road, east side, 160.59 ft. south of Allerton avenue, The Bronx.

## APPEARANCES—

For Applicant: Benjamin Antin.

For Opposition: Louis Wilk.

ACTION OF BOARD—Report of committee adopted and application granted on condition.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE VOTE TO GRANT—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(59-31-BZ)

WHEREAS, Benjamin Antin, for Sydmar Holding Corp. and Florence Thau, owners, filed, February 3, 1931, an application, under the building zone resolution, to permit in a business district the extension of a motor vehicle repair shop and gasoline service station; premises 2548 White Plains road, south side, 160.59 ft. south of Allerton avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 17, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that White Plains road and Allerton avenue are in a business district and Cruger avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 3, 1931 (re App. Alt. 608-1930), reads:

"1. Proposed extension of repair shop for motor vehicles and gasoline service station in business district contrary to provisions of building zone resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 75 ft. and a depth of 100 ft.; upon the south portion of the plot there is located a one-story building, 25 ft. by 60 ft. in area, occupied as a motor vehicle repair shop; this building is set back 10 ft. from the building line and the space between the building and the building line is occupied as a gas station having two pumps; it is proposed to erect a one-story extension, 25 ft. by 30 ft. deep to the rear of the existing building and to use the entire building as a motor vehicle repair shop; it is proposed, also, to occupy the northerly 50 ft. of the plot, which is now vacant, for grease rack and a gasoline service station; and

WHEREAS, the report of the committee of inspection is made a part of this resolution; and

WHEREAS, the report reads:

## REPORT OF COMMITTEE OF INSPECTION.

On July 2, 1931, a committee of inspection, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal.



---

# MINUTES

---

This is an application under section 21, hardship, to permit in a business district the extension of an automobile repair shop and a gasoline service station.

Under Cal. No. 548-28-BZ the board granted an automobile repair shop for premises 2548. Subsequent to the granting of that appeal about a year and a half ago, the applicant purchased the adjoining 50 ft. known as No. 2552 White Plains road.

At the time of the granting of the automobile repair shop there was located at the front of premises 2548 a gasoline service station.

The applicant now seeks to remove the gasoline service station and place it on the property known as No. 2552 White Plains road and extend the present motor vehicle repair shop for the full depth of the lot on No. 2548.

The block on White Plains road between Mace avenue and Allerton avenue, with the exception of developments at the corners of Allerton avenue and Mace avenue and White Plains road and the property under appeal is as yet undeveloped. The development mentioned at the intersections, however, is all of a conforming use. On the northeast corner of White Plains road and Allerton avenue is developed, a new bank building being constructed.

North of White Plains road on the west side for some distance is developed with conforming uses.

A reasonable adjustment of this application might be the extension to the rear of the motor vehicle repair shop only, affecting premises 2548 White Plains road.

The applicant in Cal. No. 548-28-BZ, affecting premises No. 2548, is the owner in this appeal affecting No. 2552.

If this application for a gasoline service station on No. 2552 is granted under hardship, undoubtedly the same claim

can be made for the next adjoining 50 ft. of property to the north, which is now vacant; and, likewise, vacant property to the south on White Plains road.

Signed HENRY L. CONNELL,  
*Temporary Chairman,*  
JAMES P. HOLLAND,  
JOHN GUILFOYLE.

and

WHEREAS, the application, as stated, is for a motor vehicle repair shop and a gasoline station; and

WHEREAS, the board deems that applicant is entitled to some relief on the grounds of practical difficulty and unnecessary hardship under section 21.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the motor vehicle repair shop now on the premises known as 2548 White Plains road, granted by this board under Cal. No. 548-28-BZ, *on condition* that the present building, which is one story in height, shall be extended for a distance of 30 ft. to the rear lot line; that the southerly gable wall and rear wall shall be unpierced throughout their entire height and length; that there shall be no open forges or anvils used or installed on the premises; that the resolution of Cal. No. 548-28-BZ otherwise shall be complied with and become part of this resolution as to conditions, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

Adjourned 1.20 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

---

# MINUTES

---

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

FRIDAY AFTERNOON, JULY 17, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### RULES.

225-31-SR.

PETITIONER—Watson Elevator Co.

SUBJECT—Rules for Inclined Stairway Invalid Lift, Adoption of.

### APPEARANCES—

For Petitioner: D. V. Jenkins and Leo Anderson.

For Administration: Inspector Patrick Foley of bureau of buildings, Borough of Manhattan, and

Inspector Charles W. Hamann of bureau of buildings, Borough of Brooklyn.

ACTION OF BOARD—Petition laid over pending report from Merchants' Association.

Adjourned 4.00 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

---

# MINUTES

---

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, JULY 21, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the regular meeting of the Board held on Tuesday morning, July 14, 1931, and the minutes of the regular meeting of the Board held on Tuesday afternoon, July 14, 1931, were approved as printed in Bulletin No. 29, Vol. XVI.

### BUILDING ZONE CASES.

631-29-BZ.

APPLICANT—George Laskas, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the

erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and, also, for a motor vehicle repair shop; previously granted for a garage, March 4, 1930; reopened June 9, 1931.

PREMISES AFFECTED—192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

### APPEARANCES—

For Applicant: Francis D. McGarey and James Laskas.

For Opposition: None.

ACTION OF BOARD—Laid over to September 22, 1931, at 10 a. m., for inspection and report by committee of the board.

223-31-BZ.

APPLICANT—Kenlon-Michels Eng. & Cont. Co., Inc., for Leo Nadel, owner.



# MINUTES

**SUBJECT**—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—Northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

## APPEARANCES—

For Applicant: John Kenlon.

For Opposition: Silas Alacchi, George Hewitt, Arthur Rohen, William F. Kingston, Albert J. Farquhar and Mary McQuillan.

**ACTION OF BOARD**—Laid over to September 22, 1931, at 10 a. m., for inspection and report by a committee of board.

108-31-BZ.

**APPLICANT**—Cox & Arenson and Joseph B. Martin, for Tanager Construction Corp., owner.

**SUBJECT**—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a retail district the use of a building for manufacturing, on more than five per cent. of the total floor space of said building.

**PREMISES AFFECTED**—115-123 West 38th street, 114 West 39th street and 1392-1400 Broadway, Manhattan.

## APPEARANCES—

For Applicant: None.

For Opposition: John Gaatke, Edward P. Sobel, A. M. Travers, Arthur D. Matthews and E. W. Forrest.

**ACTION OF BOARD**—Application withdrawn on written request of applicant.

## THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

201-27-BZ.

**APPLICANT**—Motor Cab Transportation Co., Inc., lessee; Brooklyn, Queens County and Suburban R. R. Co., owner.

**SUBJECT**—Application for reopening—modification—re: Application (decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—333-347 Reid avenue, 134-140 Chauncey street and 67-79 Marion street, Brooklyn.

## APPEARANCES—

For Applicant: John E. Cairns and T. O. Day.

For Opposition: None.

**ACTION OF BOARD**—Request to reopen denied.

## THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

984-22-BZ.

**APPLICANT**—Dora Goldfein, present owner.

**SUBJECT**—Application for reopening—extension of permit—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises.

**PREMISES AFFECTED**—2379 Tiebout avenue, The Bronx.

## APPEARANCES—

For Applicant: Samuel Goldfein.

For Opposition: None.

**ACTION OF BOARD**—Application reopened and set for Calendar Call September 22, 1931, at 2 p. m.

## THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

29-31-BZ.

**APPLICANT**—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.

**SUBJECT**—Application for reopening—reconsideration under section 21—re Application (decision of the superintendent of buildings), under section 7c of the building zone resolution, to permit in a residence district the erection and maintenance of an extension to an existing business building.

**PREMISES AFFECTED**—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

## APPEARANCES—

For Applicant: J. Nelson Cooper.

For Opposition: None.

**ACTION OF BOARD**—Application reopened and set for Calendar Call September 22, 1931, at 2 p. m.

## THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

249-31-BZ.

**APPLICANT**—Joseph D. Nunan, for John A. Daley, owner.

**SUBJECT**—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the installation and maintenance of a gasoline service station.

**PREMISES AFFECTED**—30-11 to 30-19 Cross Island boulevard, northeast corner of 32nd avenue, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph D. Nunan.

For Opposition: Brooks M. Tibbets, Julius Gopplieb, Robert Kaplan and Patrick J. McDonald.

**ACTION OF BOARD**—Application denied.

## THE VOTE TO GRANT—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 0 |
| Absent .....                                                                                                   | 0 |

## THE RESOLUTION—

(249-31-BZ)

WHEREAS, Joseph D. Nunan, for John A. Daley, owner filed, May 21, 1931, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 30-11 to 30-19 Cross Island boulevard, northeast corner of 32nd avenue, Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 21, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cross Island boulevard is in business district; Utopia parkway, east of Cross Island



# MINUTES

oulevard, is in a business district; Utopia parkway, west of Cross Island boulevard, is in a residence district; 32nd avenue is in a business district, and 30th avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 15, 1931 (re Plan No. N. B. 23-31), reads:

"2. It is contrary to the zone law to erect a gasoline service station on a lot located in a business and residence district. Not further considered. Art. 2, Sections 3 and 4, Building Zone Resolution.";

and  
WHEREAS, the premises consist of a plot of ground having frontage of 95.54 ft. on 32nd avenue and 100.13 ft. on Cross Island boulevard; a small portion, at the northeast corner, of the plot is in the residence district; the remainder is in the business district; proposed to erect a one-story office and accessory store, 12 ft. by 18 ft. in area, grease pits and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the applicant acquired the property under foreclosure about six months prior to the date of filing application and there now exists on the rear portion of the property, under permit of the fire department, a gasoline station with one gasoline pump, and the applicant desires by this application to extend this gasoline station over that portion of the premises now occupied by a three-story building; and

WHEREAS, there have been filed with this application forty-two objections and no consents; and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution;

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

237-31-BZ.

APPLICANT—Lama & Proskauer, for Manny Brenner, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of an extension to an existing gasoline service station.

PREMISES AFFECTED—1031-1033 Sutter avenue, northeast corner of Essex street, Brooklyn.

APPEARANCES—

For Applicant: Charles H. Fier, Alfred Lama and Alderman Walter R. Hart.

For Opposition: Samuel Hirsch and Joseph Spiegelman.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Absent ..... 0

THE RESOLUTION—

(237-31-BZ)

WHEREAS, Lama & Proskauer, for Manny Brenner, owner, filed, May 18, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of an extension to an existing gasoline service station; premises 1031-1033 Sutter avenue, northeast corner of Essex street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 21, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sutter and Belmont avenues are in a business district and Essex and Shepherd streets are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 12, 1931, reads:

"Extension of a gasoline service station in a business

district is contrary to Art. II, Sec. 4, Paragraph 46 of the Zone Resolution.";

and  
WHEREAS, the premises consist of a plot of ground having a frontage of 20 ft. on Essex street and 80 ft. on Sutter avenue; on the Essex street front there is located a three-story old-type brick building without modern improvements; on the easterly 20 ft. of the plot there is located a one-story brick building with store, used under proper permits as a gasoline station; this store is not used at present; it is proposed to remove the three-story building and a part of the 20 ft. front one-story building (leaving a one-story portion having a frontage of 13 ft.), to install additional tanks, pumps and grease pits and use the entire plot as a gasoline service station; and

WHEREAS, the application was predicated under section 21, hardship, for a permit, and amended at the hearing to section 7, subdivision f, for a temporary permit for two years; and

WHEREAS, the property along Cross Island boulevard and intersecting streets, 30th and 32nd avenues and 32nd road, is as yet undeveloped, the development seems to be east of Cross Island boulevard working westward; and

WHEREAS, there are no non-conforming uses within the area usually deemed affected by the board.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1220-23-BZ.

APPLICANT—Walter D. Wilkes, for Bennett De Beixendon, owner.

SUBJECT—Application for reopening—extension of temporary permit—re Application (order of the fire commissioner), under section 7g of the building zone resolution, to permit in a business district the maintenance of a parking garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED — 1090-1094 Gates avenue, Brooklyn.

APPEARANCES—

For Applicant: Walter D. Wilkes.

For Opposition: None.

ACTION OF BOARD—Application reopened and temporary permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(1220-23-BZ)

WHEREAS, Daniel W. Wilkes, for Bennett De Beixendon, owner, filed, October 25, 1923, an application, under the building zone resolution, to permit in a business district the maintenance of a parking space for the storage of more than five (5) motor vehicles; premises 1090-1094 Gates avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, June 10, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gates avenue and Broadway are business districts and Bushwick avenue is a residence district; and

WHEREAS, the order of the fire commissioner, dated May 16, 1923, reads:

"1. Discontinue the storage of motor vehicles the fuel storage tanks of which are not empty in the unenclosed lots \* \* \*";

and

WHEREAS, it is proposed to maintain a parking space for more than five motor vehicles on these premises; and

WHEREAS, the applicant has filed the duly acknowledged



# MINUTES

consents of the owners of 80 per cent of the property frontage deemed to be affected; and

WHEREAS, this application was granted by the board June 10, 1924, for a temporary period of two years, and June 28, 1927; June 5, 1928; June 25, 1929, and July 1, 1930, for a temporary period of one year, and applicant requests an extension of the time.

Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted for a temporary permit for a period of one year from July 1, 1931.

395-29-BZ.

APPLICANT—Henry D. Levy, substituted for William F. Doyle, Abraham Maslanik, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 9, 1931).

PREMISES AFFECTED—975-1001 Liberty avenue, northwest corner of Euclid avenue, Brooklyn.

APPEARANCES—

For Applicant: Joseph Katz, Abraham Maslanik, Jacob Spiegel, Louis Strauss and Jacob Garlick.

For Opposition: Frank Kister, Mrs. Anna I. McCue, Alexander Ginsberg, Ralph Henigen and C. J. Dickson.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

THE RESOLUTION—

(395-29-BZ)

WHEREAS, Henry D. Levy, substituted for Abraham Maslanik, owner, filed, June 10, 1929; withdrawn October 29, 1929; reopened June 9, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 975-1001 Liberty avenue, northwest corner of Euclid avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 21, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Liberty avenue is in a business district; Euclid avenue is in residence and unrestricted districts; Conduit boulevard is in business and residence districts, and Hill street and Doscher street are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 21, 1931 (re App. No. 5443-31), reads:

"Proposed gasoline service station to be located in a business use district is contrary to Art. II, Sec. 4a of the Zone Resolution.";

and

WHEREAS, the premises consist of a triangular lot, 150 ft. frontage on Conduit boulevard, 122 ft. 5 in. frontage on Liberty avenue and 82 ft. across the rear; it is proposed to erect an office, auto laundry, grease pit, bury six 550-gallon tanks and erect five pumps for the purpose of conducting a gasoline service station within a business use district; and

WHEREAS, an application for a gasoline service station was made and withdrawn by applicant under Cal. No. 182-26-BZ, which included the premises under appeal at this hearing; and

WHEREAS, under Cal. No. 227-27-BZ an application for a gasoline service station was denied by this board, which application included the premises now under appeal and subsequent to its denial the City of New York through con-

demnation proceedings, as so stated by the applicant in this case, acquired a strip of land from the original parcel, which was 48 ft. on Euclid avenue, 125 ft. on the rear lot line running through from Liberty avenue to Conduit boulevard, leaving a triangular piece at the intersection of Conduit boulevard and Liberty avenue the apex of which comes to a point at the intersection and is 82 ft. on the rear lot line; and

WHEREAS, the appellant in this application purchased the property after the denial of the original application and will in due course be compensated for the part taken by the City of New York for the widening of Conduit boulevard; and

WHEREAS, there have been filed with this application twenty-one objections and two letters of protest, one from the President of the Borough of Brooklyn, and fifty-one consents, two being in the unrestricted district; and

WHEREAS, applicant bases his appeal under section 21 of the building zone resolution in that he was informed by the Board of Estimate and Apportionment that Fountain avenue at Liberty avenue was in the unrestricted district; that he assumed his property, which is about 600 ft. east of Fountain avenue, is also in the unrestricted district, and the city map shows that Fountain avenue is in the unrestricted district; and

WHEREAS, the property under appeal is in the business use district and the board deems that applicant is not entitled to relief under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

217-31-BZ.

APPLICANT—C. A. Cochran, for Morris & O'Connor, for Continental Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a 2½ times height district the erection of a portion of the tower walls nearer to the building line than permitted by the building zone resolution, and, an excess height on the New street front.

PREMISES AFFECTED—30-40 Broad street, 64-66 Exchange place and 32-36 New Street, Manhattan.

APPEARANCES—

For Applicant: James F. Donnelly, Albert S. Ridley, C. A. Cochran, Daniel S. Murphy and John T. Lowe.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(217-31-BZ)

WHEREAS, C. A. Cochran, for Morris & O'Connor, architects, for Continental Realty Corp., owner, filed, May 11, 1931, an application, under the building zone resolution, to permit in a two and one-half times height district the erection of a portion of the tower walls nearer to the building line than permitted by the building zone resolution and an excess height for the street wall on the New street front; premises 30-40 Broad street, 64-66 Exchange place and 32-36 New street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 21, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that the premises are located in a two and one-half times height, business use and B area district; and

WHEREAS, the decisions of the superintendent of buildings read (re App. N. B. No. 101-31), read:

"May 25, 1931:



# MINUTES

"1. Building exceeds the height provisions of Section 9h building zone resolution for New Street front.

"2. Tower set backs inadequate for Broad Street and Exchange Place fronts. Section 9d, building zone resolution.";

and

"June 1, 1931:

"5. Submit data showing how width of 78' 11" on Broad St. is obtained.

"6. Combine two amendments of June 1st and answer all objections. Note: Examination to be continued.";

and

WHEREAS, the proposed building is to be of fireproof construction, forty-eight stories (558 ft. 3 in.) in height, with a frontage of 88 ft. 1¼ in. and a depth of 147 ft. 10¼ in.; to be occupied as a bank and office building; and

WHEREAS, there are two points in question in this appeal; one is the setback of the tower from the building line; the second is the height of building on New street on the building line to be beyond that allowed by the building zone resolution; and

WHEREAS, in reference to the first point under appeal, the area of the tower is based on the combined area of the parcels "A" (which is the parcel to be built upon at the present time, having a frontage of 88 ft. 1¼ in. on Broad street, 149 ft. 8½ in. on Exchange place and 87 ft. 10½ in. on New street) and "B" (which is the balance of the property, having a frontage of 40 ft. 5¾ in. on Broad street and 62 ft. 5 in. on New street, running through from street to street, and now under an, approximately, ten-year lease and will not at the present time be built upon), with the understanding that there will be filed with the records of this appeal a sworn agreement between the owners of the property and the adjacent property owners affected by this appeal; that the area as now proposed for the tower is the area allowed under the zoning law for the total area of the plot under appeal, namely, parcels "A" and "B" combined, and at no future time will any credit be given for a tower from the area of the plot known as Parcel "B"; and

WHEREAS, the variation sought in reference to tower is for an encroachment nearer to the building line on Exchange place than such distance is permitted under the zoning law, a distance of, approximately, 5 ft. 6 in., but shall not be less than 34 ft. 47/32 in. south of southerly building line of Exchange place, which is necessary, due to the fact that the rear of the tower will be on the rear line of the proposed building on Parcel "A" and said encroachment has also been agreed to by those who were formerly in objection.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the height district regulations of the building zone resolution, and that the application be and it hereby is *granted*, as to the first point (Item 1), *on condition* that the agreement aforementioned shall be complied with, and as to the second point (Item 2), *granted*, only so far as it affects the elevation of the street wall on the New street frontage of the property, *on condition* that the street wall shall not be more than 14 ft. above the allowable height of the street wall to the first setback permitted under the building zone resolution; that the setback line for the balance of the building above this elevation on New street shall be taken at 20 ft. above the allowable legal height of the building wall on New street, or, approximately, at an elevation of 194 ft. above curb level; *granted*, further, *on condition* that the building zone regulations shall be complied with in all other respects; that the agreement, as stated in this resolution, shall be filed with this board within the next ten days; that a return of the drawings shall be made to this board for approval before submission to the building superintendent, and that all permits shall be obtained within six months and any work involved shall be completed within eighteen months from the date of this action.

179-28-BZ.

APPLICANT—Wickes and Neilson. for Shell Eastern Petroleum Products, Inc., present owner.

SUBJECT—Application for reopening—modification and extension of time to obtain permits and to complete work—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit the extension in area of an existing gasoline service station.

PREMISES AFFECTED—2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

APPEARANCES—

For Applicant: N. F. George.

For Opposition: None.

ACTION OF BOARD—Application reopened, time extended and resolution modified.

THE VOTE TO REOPEN AND GRANT EXTENSION OF TIME AND MODIFICATION—

Affirmative: Temporary Chairman Connell,

Commissioners Holland and Guilfoyle and

Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(179-28-BZ)

WHEREAS, John J. Dunnigan, for May Bloom, owner, filed, February 29, 1928, an application, under the building zone resolution to permit in a business district the extension in area of an existing gasoline service station; premises 2504 Boston Post road, northeast corner of Mace avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 25, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road is in a business district; Mace avenue, north side, east of Wallace avenue, is in a residence district, and Mace avenue, south side, east of a point 100 ft. east of Boston road, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 18, 1928 (re N. B. 309-28), reads:

"1. Erection and maintenance of gasoline service station in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the existing gasoline service station has a frontage of 25 ft. on Boston road, 17 ft. on Mace avenue, 17 ft. on Wallace avenue and a depth of 87.42 ft.; the plot on which it is proposed to erect the gas station under consideration is gore shaped, having a frontage of 85.32 ft. on Boston road, 122.15 ft. on Mace avenue and a distance of 87.42 ft. across the rear; it is proposed to erect on this plot a one-story office, 16 ft. by 12 ft. in area, and to install the necessary pumps and tanks for a gasoline service station; and

WHEREAS, this property forms a substantial part of a triangular plot or block lying at the intersection of three highways and now occupied in part by a prohibited use in the nature of a gasoline service station, the board deems that development for conforming use is unlikely to bring reasonable return and, therefore, that, in the exercise of its discretion, applicant should have relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, September 25, 1928, and owner, through his agent, William F. Doyle, requested a modification of the conditions imposed as to grease racks, etc., and an extension of time, the case having been in court on a writ of certiorari, and under date of July 10, 1931, present owner, through his attorney, requests a further extension of time and a modification as to vehicular entrances.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected on the building line of the property,



# MINUTES

other than a vehicular entrance on each street front, a concrete curbing not less than 12 in. in height above the fixed curb, except at two driveways on Boston Post road and two on Mace avenue; the westerly side of either of the two westerly driveways shall be not nearer than 15 ft. to the intersection of the building line of Mace avenue and Boston Post road; said driveways to be not more than 12 ft. wide each; that the use, operation and conduct of these premises for the sale of gasoline shall be limited to and within the property line exclusively; that any crank case

service or grease racks maintained on the premises shall be operated in a housed and roofed structure as an extension to the existing office building and to be finished on the exterior with the same material as to color, texture and design as the said office building; that all necessary permits shall be obtained within six month and the work completed within one year from the date of this action—July 21, 1931.

Adjourned 1.45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, JULY 21, 1931

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

351-31-A.

APPELLANT—Thompson & Churchill, for 137 East 57th Street Corp., owner.

SUBJECT—Request for preferential hearing—re appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—137 East 57th street and 700-706 Lexington avenue, northwest corner, Manhattan.

### APPEARANCES—

For Appellant: Jack A. Wahl.

ACTION OF BOARD—Request for preferential hearing denied.

### THE VOTE TO GRANT EARLY HEARING—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

310-31-A.

APPELLANT—American Legion Firework Corp., lessee. SUBJECT—Request for preferential hearing—re appeal from decision of the fire commissioner.

PREMISES AFFECTED—Foot of Beach 103rd street, 1,000 ft. off shore, Rockaway Beach, Borough of Queens.

### APPEARANCES—

For Appellant: Lawrence P. Cuccia.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request for preferential hearing granted and set for hearing July 24, 1931, at 2 p. m.

### THE VOTE TO GRANT EARLY HEARING—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

350-31-A.

APPELLANT—Joel D. Marder, for The Society of the New York Hospital, owner.

SUBJECT—Appeal from decisions of the fire commissioner.

PREMISES AFFECTED—501-537 East 70th street, 500-530 East 71st street and 1314-1328 York avenue, Manhattan.

### APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

### ACTION OF BOARD—Appeal withdrawn.

### THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

337-31-A.

APPELLANT—Luna Amusement Co., Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—North side of Surf avenue, 900 ft. west of West 8th street, Coney Island, Brooklyn.

### APPEARANCES—

For Appellant: Robert W. Seaton.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

### THE RESOLUTION—

(337-31-A)

WHEREAS, Luna Amusement Co., Inc., owner, filed, July 2, 1931, an appeal from a decision of the fire commissioner, affecting premises north side of Surf avenue, 900 ft. west of West 8th street, Coney Island, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered June 29, 1931, reads:

"With reference to your application, dated June 24, 1931, for a permit to display fireworks in an athletic field at Luna Park, I regret to state that I am without power to grant such a permit for the reason that a display of fireworks within the city limits is not in the interest of public safety, and is in violation of Subdiv. 1, Sec. 95, Chap. 10, Code of Ordinances.

"NOTE: Under the provisions of Chap. 503, Laws of 1916, this order may be appealed within 20 days from date to Board of Appeals, Room 1001, Municipal Building. In order that the appeal may stay proceedings under this order, a copy of the appeal must be filed with the Fire Commissioner.";

and

WHEREAS, the premises consists of an open space, about 300 ft. by 200 ft. in area, enclosed by grandstand and fences and being part of a plot known as Luna Park at Coney Island; and

WHEREAS, the appellant proposes to erect a number of frames to receive set pieces of fireworks, no aerial bombs or rockets of any kind are to be used, the displays of fireworks are to be made one night of each week and no such fireworks are to be stored on the premises; the displays



# MINUTES

will be conducted under the direction of a duly qualified pyrotechnist holding a certificate of fitness; furthermore, the premises are provided with an adequate high pressure water system of three standpipes and hose connections are maintained on each standpipe; the display will not be more than fifteen to twenty minutes.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

170-31-A.

APPELLANT—Frank E. Vitolo, for R. H. Macy & Co., Inc., owner.

SUBJECT—Application for reopening—correction—re appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—1317-1329 Broadway, 441-459 7th avenue, 149-167 West 34th street and 148-166 West 35th street, Manhattan.

APPEARANCES—

For Appellant: Frank E. Vitolo.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN, AMEND AND CORRECT—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(170-31-A)

WHEREAS, Frank E. Vitolo, for R. H. Macy & Co., Inc., long-term leasee, filed, April 15, 1931, an appeal from a decision of the superintendent of buildings, affecting premises 1317-1329 Broadway, 441-459 Seventh avenue and 149-167 West 34th street and 148-166 West 35th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings (Alt. Applic. No. 1006) reads:

"18. No more than two (2) cars permitted in one shaft.";

and

WHEREAS, the building is fireproof, nineteen stories in height, 197 ft. 6 in. by 680 ft. in area; OCCUPIED as a department store; and

WHEREAS, the appellant proposes to install thirteen additional elevators in the new section at the westerly end of the building, to locate three cars in one shaft, the remainder ten cars will be located in five shafts (two cars in each shaft); furthermore, the appellant contends that the new proposed building code for the City of New York permits three cars in one shaft; and

WHEREAS, this appeal was granted by the board at its meeting, June 16, 1931, and appellant requested a correction as to the occupancy of building and the car numbers.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects one battery of elevator cars known as 56, 57 and 58, as shown on the plans submitted with this appeal, permitting the three cars so mentioned in one enclosure, *on condition* that the building code shall be complied with in all other respects.

221-31-A.

APPELLANT—Samuel Witty, for Witty Realty & Const. Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—50-52 Eldridge street, Manhattan.

APPEARANCES—

For Appellant: Mrs. M. Newman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(221-31-A)

WHEREAS, Samuel Witty, for Witty Realty & Construction Co., owner, filed, May 11, 1931, an appeal from an order of the fire commissioner, affecting premises 50-52 Eldridge street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 27, 1931 (Order No. 84655-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sections 580-581, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals."; and

and

WHEREAS, the building, erected in 1912, is fireproof, eight stories (90 ft.) in height, 47 ft. by 82 ft. 6 in. in area; OCCUPIED principally by one concern for the manufacture, storage and retail sale of men's clothing; the third story being occupied for the manufacture of religious goods novelties and the sixth story occupied for the storage of office equipment: 1st story, 11 persons; 2nd story, 5 persons; 3rd story, 8 persons; 4th story, 8 persons; 5th story, 24 persons; 6th story, no persons; 7th story, 22 persons; 8th story, 59 persons; and

WHEREAS, appellant contends that the 5,000-gallon gravity tank supplying the standpipe system is located approximately 10 ft. 4 in. above the outlet in the top story, and in view of the fact that the tank was accepted by departments having jurisdiction at the time of the erection of the building, requests the acceptance of existing conditions as to the location of the gravity tank; and

WHEREAS, the building was erected in 1912, fireproof, eight stories in height, wood floor and trim, at which time the present standpipe system was installed at the present location of the gravity tank, accepted by the departments having jurisdiction.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above the top story hose outlet, *on condition* that such elevation shall be not less than 10 ft. above the top story outlet; that the hose in the top story shall be equipped with 1/2-inch nozzles; that the building shall be not increased in height or area, and that the standpipe rules shall be complied with in all other respects.

166-31-A.

APPELLANT—Charles Hellmuth, Inc., owner.

SUBJECT—Appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—154-158 West 18th street, Manhattan.

APPEARANCES—

For Appellant: W. J. Blakely.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(166-31-A)

WHEREAS, Charles Hellmuth, Inc., owner, filed, April 13, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 154-158 West 18th street, Borough of Manhattan; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated October 15, 1930 (Order No. 79281-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story, Sec. 581, Ch. 5, Code of Ordinances and rules 91 of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered April 13, 1931, reads:

"This will reply to your letter of April 11th, 1931, in which you request reconsideration of Orders 79281-2-F which request was made in view of certain modifications which you believe have been made by the Board of Standards and Appeals regarding these violations, and trust that we can see our way clear to rescind the same.

"This department has no knowledge of any modifications made by the Board of Standards and Appeals, which would affect the above violations and your request to rescind them must be denied.";

and

WHEREAS, the building is fireproof, eight stories in height, 66 ft. by 122 ft. in area; OCCUPIED as a tenant factory, not more than forty persons per story; equipped with a sprinkler system and a standpipe system; and

WHEREAS, the appellant claims the building was erected in 1906; that the standpipe system is fed from the house supply roof tank of 7,000 gallons capacity, the bottom of which is 10 ft. 9½ in. above the hose outlet in the highest story; the house supply pipe is connected on outside of tank at a point 7 ft. above the bottom, leaving 3,500 gallons reserved for standpipe purposes; furthermore, the appellant contends the present standpipe system is adequate; and

WHEREAS, the building was erected in 1906, eight stories in height, at which time the present standpipe system was installed at its present location.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the tank above the top story outlet, *on condition* that the elevation of the bottom of the tank shall be not less than 10 ft. 9 in. above the top story outlet; that a reserve of 3,500 gallons shall be maintained at all times for the standpipe supply; that the hose in the top story shall be equipped with ½-inch nozzles; that the building shall be equipped with a two-source sprinkler system; that the building shall be not increased in height or area, and that the standpipe system shall comply with the rules in all other respects.

153-31-A.

APPELLANT—John J. Gilmartin, for Pfister & Vogel Leather Co., owner.

SUBJECT—Appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—75 Cliff street, northwest corner of Ferry street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
THE VOTE—

|                                          |   |
|------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, |   |
| Commissioners Holland and Guilfoyle and  |   |
| Assistant Chief McElligott .....         | 4 |
| Negative .....                           | 0 |
| Absent .....                             | 0 |

THE RESOLUTION—

(153-31-A)

WHEREAS, John J. Gilmartin, for Pfister & Vogel Leather Co., owner, filed, April 1, 1931, an appeal from orders and a decision of the fire commissioner, affecting premises 75 Cliff street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated June 25, 1930, read:

"Order No. 77006-F:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Secs. 580-581, Ch. 5, Code of Ordinances & Rule 91 of the Board of Standards and Appeals.";

and

"Order No. 77007-LF:

"1. Arrange the standpipe system to conform to the requirements of the Rules of the Board of Standards and Appeals to comply with the following orders:

"(a) Arrange the house water supply pipe so that same will connect with tank on the outside thereof above the 3,500 gallon mark only.";

and

WHEREAS, the decision of the fire commissioner, rendered April 8, 1931, reads:

"In reply to your letter of March 30th, requesting reconsideration of orders No. 77006-F and No. 77007-LF, affecting the above premises you are advised that your request must be denied.";

and

WHEREAS, the building, erected in 1903, is fireproof, nine stories in height, 49 ft. 2 in. by 74 ft. 11 in., irregular, in area; OCCUPIED for offices and storage of stock (principally leather), approximately seven persons per story; and

WHEREAS, appellant contends that the 3,400-gallon gravity tank, supplying both the standpipe system and the house supply, is located 8 ft. 8 in. above the outlet in the top story, and in view of the fact that the tank was accepted by departments having jurisdiction in 1903, when the building was erected, requests the acceptance of existing conditions as to the location of the gravity tank; and

WHEREAS, the building was erected in 1903, nine stories in height, at which time the present standpipe system was installed and accepted by the departments having jurisdiction.

*Resolved*, that the orders and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, as to Order No. 77006-F, Item 1, *on condition* that the bottom of the tank shall be not less than 8 ft. 8 in. above the top story hose outlet; that the hose in the top story shall be equipped with ½-inch nozzles; as to Order No. 77007-LF, Item 1, subdivision (a), *granted on condition* that a reserve of 2,500 gallons shall be maintained at all times for the standpipe system; that the standpipe system shall comply with the rules in all other respects; that the building shall be not increased in height or area; that the use and occupancy shall remain substantially unchanged, and that such additional fire-fighting appliances as shall be deemed necessary by the fire department shall be installed in the top story.

148-31-A.

APPELLANT—S. A. Swenson, for Park Laundry Co., Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—106-30 to 106-40 160th street and 106-33 to 106-43 159th street, Jamaica, Borough of Queens.

APPEARANCES—

For Appellant: S. A. Swenson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
THE VOTE—

|                                          |   |
|------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, |   |
| Commissioners Holland and Guilfoyle and  |   |
| Assistant Chief McElligott .....         | 4 |
| Negative .....                           | 0 |
| Absent .....                             | 0 |

THE RESOLUTION—

(148-31-A)

WHEREAS, S. A. Swenson, for Park Laundry Co., Inc.,



# MINUTES

owner, filed, March 30, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 106-30 to 106-40 160th street and 106-33 to 106-43 159th street, Jamaica, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated November 17, 1930 (Order No. 80105-F), reads:

"1. Install an approved standpipe system in accordance with the Rules of the Board of Standards and Appeals and Sections 580-581, Ch. 5, Code of Ordinances.";

and  
WHEREAS, the decision of the fire commissioner, rendered March 30, 1931, reads:

"Replying to your letter of the 27th inst., wherein you state you are unable to file an appeal with the Board of Standards and Appeals, relative to Order No. 80105-F, re standpipe system, for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of above order. You are advised that the order cannot be dismissed or reissued; therefore, your request is denied.";

and  
WHEREAS, the building is non-fireproof, two and three stories (44 ft.) in height, having a frontage of 184 ft. on Prospect street, 175 ft. on Washington street and a depth of 200 ft., approximately 33,000 sq. ft. in area on first story; approximately 18,000 sq. ft. in area on second story, and approximately 17,000 sq. ft. in area on third story; OCCUPIED as a laundry, approximately 160 persons in entire building; and

WHEREAS, appellant contends that the structure is provided with a sprinkler system, supplied from a 6-inch connection to the city main, with local alarm and watchman and clock service; that the building is subdivided into units by fire walls with openings therein protected with fire doors, and contends, further, that the maximum undivided section is the third story, which is approximately 13,000 sq. ft. in area; and

WHEREAS, the building was erected subsequent to 1916, two stories in height, the additional story known as the third story was built under permits of the building department in 1926, the area of which story is approximately 17,000 sq. ft., subdivided so that one area is about approximately 13,000 sq. ft.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that a 4-inch standpipe system connected to the city main shall be installed in the building, provided that 25 pounds pressure at the top story outlet can be obtained from the city main connection; that the subdivision walls, as shown on the plans submitted with this appeal for all stories, shall be equipped with self-closing fireproof doors on both sides of opening therein; that the building shall be not increased in height or area; that the use and occupancy shall remain substantially unchanged, and that the building shall be equipped with a one-source sprinkler system throughout.

252-31-A.

APPELLANT—Samuel Rosenblum, for Harmonie Club, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—4-10 East 60th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                          |   |
|------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, |   |
| Commissioners Holland and Guilfoyle and  |   |
| Assistant Chief McElligott .....         | 4 |
| Negative .....                           | 0 |
| Absent .....                             | 0 |

## THE RESOLUTION—

(252-31-A)

WHEREAS, Samuel Rosenblum, for Harmonie Club, owner, filed, May 21, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 4-10 East 60th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 3, 1931 (Order No. 82400-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Secs. 580-581, Ch. 5, Code of Ordinances.";

and  
WHEREAS, the decision of the fire commissioner, rendered May 21, 1931, reads:

"In reply to your letter of May 7th, 1931, requesting reconsideration and rescindment of Order 82400-F affecting the above premises, you are advised that your request must be denied.";

and  
WHEREAS, the building is fireproof, eight stories in height, 75 ft. by 100 ft. 5 in., irregular, in depth; OCCUPIED as a private club house; and

WHEREAS, the appellant claims the building was erected in 1904; that the standpipe system consists of a 1,272-gallon roof tank, the bottom of which is 5 ft. 10 in. above the hose outlet in highest story, is also connected with the house supply; such tank is fed by two automatic electric pumps of 75-gallons-per-minute capacity, drawing from a suction tank of 1,080 gallons capacity in the cellar, which in turn is connected direct to the street main; that the standpipe line is directly connected with a Worthington fire pump in cellar with capacity of 150 gallons per minute; furthermore, the appellant contends that the building has a non-hazardous occupancy; is provided with two stairways, and the existing standpipe system is adequate; and

WHEREAS, the building was erected in 1904, at which time the present standpipe system was installed; and

WHEREAS, the building is used throughout as a club and is eight stories in height.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the present standpipe tank shall be removed and in its place there shall be installed a tank of not less than 3,500 gallons capacity with a reserve of 2,500 gallons maintained for the standpipe system; that the bottom of such tank shall be not less than the elevation of the bottom of the present tank, 5 ft. 10 in. above the top story outlet; that the hose in the top story outlet shall be equipped with ½-inch nozzles; that the tank in question shall be supplied by automatic filling pumps not less than sixty-gallons-per-minute capacity, each drawn from a second tank of 1,080 gallons capacity in the cellar; that fire pump to have a capacity of 150 gallons per minute; that the pumps shall be in charge of a certified licensed engineer at all times; that the standpipe system shall comply with the rules in all other respects; that the use and occupancy shall remain substantially unchanged, and that the building shall be not increased in height or area.

179-31-A.

APPELLANT—Queens Borough Gas & Electric Co., owner.

SUBJECT—Appeal from order and a decision of the fire commissioner.

PREMISES AFFECTED—Foot of Beach 109th street and Jamaica Bay, northwest corner of Beach 108th street and Wainwright avenue, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Appellant: James F. Foster.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(179-31-A)

WHEREAS, Queens Borough Gas & Electric Co., owner, filed, April 24, 1931, an appeal from an order of the fire commissioner, affecting premises foot of Beach 109th street, Jamaica Bay, northwest corner of Beach 108th street and Wainwright avenue, Rockaway Beach, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated April 17, 1931, reads:

"With reference to your letter of April 10th, relative to the drip oil tanks located on your premises at the Ft. of Beach 109th Street, Rockaway Beach, against which order No. 41186-LC dated Feb. 13, 1931, had been issued.

"This order 41186-LC dated Feb. 13, 1931, reads as follows:

"1. Remove all drip and holder oil from the three recently erected above ground tanks capacities 4,500 gal. 10,600 gal. and 9,200 gal.) for the reason that the erection of said tanks is a violation of that part of Board of Standards and Appeals resolution (Cal. 949-22-A) which reads 'That the existing oil storage capacity to be not increased.'

"The Bd. of Appeals on August 3rd, 1922, granted an appeal on order 72220-C dated June 24, 1922, on condition that the existing oil storage capacity be not increased.

"When you installed these drip tanks you had increased the oil storage capacity which was the cause for the issuance of order 41186-LC.

"This Department has no objection to the taking of an appeal even though the 20 days' limitation has expired."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 474 ft. on Beach 108th street and 778 ft. along Jamaica Bay, upon which is located an oil storage plant; and

WHEREAS, appellant contends that the tanks in question are three tanks indicated No. 1, No. 2 and No. 3 on the filed plans; they are used for the storage of "drip" oil; No. 1 has a capacity of 4,508 gallons; No. 2 a capacity of 10,624 gallons and No. 3 a capacity of 9,209 gallons; appellant contends, further, owing to the proximity of the water level to the surface of the ground, that it is impractical to bury the tanks and that these additional tanks are necessary in the proper conduct of appellant's business.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects three tanks, the nearest side of any proposed tank to the gas holder, shown on the plans submitted with this appeal, at the easterly side of the premises under appeal, shall be not less than 15 ft., on condition that the tanks shall be approximately the following capacities: No. 1, 4,500 gallons; No. 2, 10,624 gallons, and No. 3, 9,200 gallons, for the use and storage of drip oil; that the tanks shall be enclosed separately in a concrete enclosure with a concrete flooring, the flooring to be not less than 6 in. in thickness, the walls of the enclosure to be not less than 12 in. in thickness, to be carried up to 1 ft. above the tops of the tanks; that each enclosure shall have a capacity of not less than one and one-half times the capacity of the tank so enclosed; that a Foamite and steam fire-extinguishing system shall be installed, satisfactory to the fire department, with a remote control for the fire-fighting appliances not less than 25 ft. from the tanks, and that the resolution in Cal. No. 945-22-A otherwise shall be complied with.

## PETITIONS FOR VARIATIONS.

176-31-S.

PETITIONER—United Real Estate Owners Association, for Joseph Personeni, Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—759 Greenwich street, Manhattan.

## APPEARANCES—

For Petitioner: Peter H. Brandt.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(176-31-S)

WHEREAS, United Real Estate Owners Association, for Joseph Personeni, Inc., lessee, filed, April 22, 1931, a petition for a variation from the requirements of the labor law, as cited in a decision of the fire commissioner, affecting premises 759 Greenwich street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered April 2, 1931, reads:

"This will reply to your letter of March 28th, 1931, in which you advise that there are only four or five persons employed in the building who have to move from the first to the top story and sometimes all of the employees are off the street floor, and request permission for the owner to install a panic lock, one that will open from the inside of building but not from the outside on the doorway leading to the street on the front of the building.

"Your request to install this panic lock must be denied as this department is without power to grant such permission."

and

WHEREAS, the building, erected in 1880, is fireproof, six stories and basement in height, 20 ft. by 60 ft. in area; OCCUPIED by one concern for mixing and bottling a medicinal tonic; four persons in entire premises; EXITS: an interior unenclosed marble stairway, extending from the first story to top story; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from the top story balcony to the second story balcony, with EGRESS from the termination of the fire escape by means of counterbalanced stairway to street; there being, also, a sub-standard fire escape on the rear of the building; ROOFS of adjoining buildings: 30 ft. lower; and

WHEREAS, petitioner proposes to provide on the doorway leading to the street a knob which can be operated only from the inside of the building, contending that this is a necessity in order to guard against theft.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted on condition* that not more than four persons shall be engaged in the building at factory work; that the door at the foot of the stairway leading to the street shall be equipped with a panic bolt on the outside; that the front of the building shall be equipped with an outside labor law fire escape.

199-31-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for J. D. Williams, Inc., owner.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—2941-2947 Atlantic avenue, northwest corner of Cleveland street. Brooklyn.

## APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.



# MINUTES

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Absent ..... 0

THE RESOLUTION—

(199-31-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for J. D. Williams, Inc., owner, filed, May 2, 1931, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner and a decision of the superintendent of buildings, affecting premises 2941-2947 Atlantic avenue, northwest corner of Cleveland street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 27, 1930 (Order No. 75918-LD), reads:

"1. Arrange bars and screens on windows in basement, on north, east, south and west sides, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Sec. 272 of the Labor Law."

and  
WHEREAS, the decision of the superintendent of buildings, rendered April 22, 1931, reads:

"In reply to your letter of April 11th, advising that you have been retained by the owners to appeal from the requirements of Order 75918-LD and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued. Therefore, your request is denied."

and  
WHEREAS, the building is non-fireproof, four stories and basement in height, 140 ft. by 92 ft. 6 in. in area; OCCUPIED: basement, dressing and dip dyeing furs, 20 persons; 1st story, finishing department and offices, 36 persons; 2nd story, topping department and, also, manufacture of dresses, 60 persons; 3rd story, manufacture of dresses, 100 persons; 4th story, manufacture of sweaters and overcoats, 60 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the basement story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, petitioner contends that there are screens on the windows in the basement story and that they were installed to prevent broken windows as same are located near sidewalk level; that these windows should not be considered as a means of exit as they are located from 5 ft. 6 in. by 7 ft. 6 in. above the basement floor level; petitioner contends, further, that the basement story is adequately provided with exits:

*Resolved*, that the order of the fire commissioner and the decision of the superintendent of buildings be and they hereby are *affirmed*, and the petition be and it hereby is *denied*.

197-31-S.

PETITIONER—Samuel Lipman, for Bricken Properties, Inc., 251 West 37th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in an order of the fire commissioner.

PREMISES AFFECTED—265-267 West 37th street and 540-554 Eighth avenue, northeast corner, Manhattan.

APPEARANCES—

For Petitioner: Samuel Bass.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0  
Negative ..... 0

THE RESOLUTION—

(197-31-S)

WHEREAS, Samuel Lipman, for Bricken Properties, Inc. 251 West 37th Street Corp., owner, filed, May 1, 1931, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 265-267 West 37th street and 540-554 Eighth avenue, northeast corner, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 1, 1931 (Order No. 70393-LD), reads:

"1. Provide approved fire doors to replace the present doors having glass panels opening to main hall at 1st story, as per Section 270 of the Labor Law."

and  
WHEREAS, the building, erected in 1924, is fireproof, twenty-three stories in height, 100 ft. by 98 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, lofts and offices; 2nd to 13th stories, 80 persons per story; 14th to 23rd stories, 60 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, petitioner contends that the doors in question are two doors indicated A and B on filed plans; that these doors lead into the main hallway on the first story from stores located on each side of said hallway; that the doors are bronze sash doors having therein panels of 1/4-inch-thick plate glass; the area of the glass panel in each door being 2 ft. 8 in. by 5 ft. 6 in.; petitioner contends when the doors are fully opened there is a clearance of 15 ft. 10 in. while the law requires a clearance of only 10 ft. 8 in.; that the stores are protected with sprinkler heads and proposes to install in each store portable chemical fire extinguishers.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted*, only so far as it affects the two doors leading to what are known as Store No. 2 and Store No. 3 in the main corridor, which are swinging doors, *on condition* that the total area of glass in each door shall be not more than 1,000 sq. in. and the area of each pane of glass shall be not more than 720 sq. in.; that the glass used in these doors shall be wire glass, and that the requirements of the labor law shall be complied with in all other respects.

149-31-S.

PETITIONER—S. A. Swenson, for Park Laundry Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—106-30 to 106-40 160th street and 106-33 to 106-43 159th street, Jamaica, Borough of Queens.

APPEARANCES—

For Petitioner: S. A. Swenson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION—

(149-31-S)

WHEREAS, S. A. Swenson, for Park Laundry Co., Inc., filed, March 30, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 106-30 to 106-40 160th street and 106-33 to 106-43 159th street, Jamaica, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated November 17, 1930 (Order No. 80103-LD), reads:



# MINUTES

"1. Provide a scuttle opening in roof 2' x 3' with a stationary double rung iron ladder leading thereto, same to be located over stairway at front of building as per rules of the Board of Standards and Appeals.

"2. Provide an enclosure of fireproof material at 1st story from termination of stairway at center of building to street as per Section 270 of the Labor Law.";

and  
WHEREAS, the decision of the fire commissioner, rendered March 30, 1931, reads:

"Replying to your letter of the 27th inst., wherein you state you are unable to file an appeal with the Board of Standards and Appeals relative to Order No. 80103-LD for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of above order.

"You are advised that the order cannot be dismissed or reissued. Therefore, your request is denied.";

and  
WHEREAS, the building is non-fireproof, two and three stories in height, 184 ft. by 200 ft. in area at first story and 122 ft. by 200 ft., irregular, in area above; OCCUPIED by one concern as a laundry: 1st story, 30 persons; 2nd story, 62 persons; 3rd story, 66 persons; EQUIPPED with a sprinkler system; EXITS: an interior metal stairway on the Prospect street front of the building, extending from the first story to the roof of the two-story section of the building, enclosed in fireproof partitions, with fireproof doors at openings; an interior metal stairway on the Washington street front of the building extending from the first story to the third (top) story, enclosed in fireproof partitions, with fireproof doors at the openings; an interior stairway in the center of the building, extending from the first story loft to the third (top) story, enclosed in fireproof partitions, with fireproof doors at openings; ROOFS of adjoining buildings: one and two stories lower; and

WHEREAS, petitioner contends, as to Item 1, that there is no egress from the roof of the three-story section of the building, but that there is a ladder leading from the roof of the two-story section to the roof of the three-story section of the building, and requests the acceptance of existing conditions as to exits.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted*, as to Item 2, Order No. 90103-LD, *on condition* that a door 3 ft. 8 in. in width shall be installed in the westerly enclosure wall at the foot of the stairs under petition, with direct egress to 159th street or Prospect street through a 4 ft. wide passageway in the ownership of the petitioner in this petition; that the window openings on the course of this passageway shall be provided with fireproof windows, or sprinkler heads within 18 in. from each opening, and that the requirements of the labor law shall be complied with in all other respects; *denied* as to Item 1 of Order No. 80103-LD.

208-31-S.

PETITIONER—E. Allan Lustig, for Henry Lustig, Inc., lessee.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—408-410 West 15th street, Manhattan.

APPEARANCES—

For Petitioner: Nathan Feldman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(208-31-S)

WHEREAS, E. Allan Lustig, for Henry Lustig, Inc., lessee,

filed, May 6, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 408-410 West 15th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 16, 1931 (re Order No. 82712-LD), reads:

"1. Provide a passageway enclosed in partitions of Fire-Resisting material from lower termination of both interior stairways to the street all openings to be protected with approved fire doors as per Rules of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered May 5, 1931, reads:

"This will reply to your letter of April 17th, 1931, in which you state that an appeal is being taken from Order 82712-LD to the Board of Standards and Appeals but the board refuses to accept the papers on appeal, in view of the fact that more than 20 days have elapsed since the date of the receipt of order, and you request that we reissue the order.

"Your request that we reissue violation 82712-LD must be denied.";

and

WHEREAS, the building is non-fireproof, five stories in height, 50 ft. by 103 ft. in area; OCCUPIED for storage and tenant factory, not more than twenty-two persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior iron and cement stairways, extending from the first story to top story (the northerly stairway extends to roof), enclosed in 4-inch terra cotta partitions, with fireproof doors at openings; the southerly stairway terminates at the middle part of first story; and

WHEREAS, the petitioner also proposes to provide an additional exit by cutting an exit door in easterly side wall at second story, level with top landing of first story stairs, leading to an exterior screened iron stairway extending to ground of adjoining yard; seven plans have been filed showing the above proposed additional exit.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted*, as to Order No. 82712-LD, only so far as it affects the center stairway, *on condition* that at the foot of the stairway there shall be provided a self-closing fireproof door; that at the second story level there shall be installed in the easterly wall a doorway equipped with a self-closing fireproof door, leading to an outside iron screened stairway, not less than 3 ft. 8 in. wide, terminating in the yard of the property immediately adjoining to the east, with egress from said yard through yard of property facing on Ninth avenue, known as No. 61 and 63 Ninth avenue; the fence dividing the yard immediately adjoining to the east from the yard of 61 and 63 Ninth avenue shall be equipped with a 3 ft. by 7 ft. opening, equipped with a door which shall be maintained open and unlocked during working hours; egress also to be had from yard immediately adjoining property to the east through two tenement houses, No. 404 and 406 West 15th street; letter of consent shall be filed with the fire department permitting the exits as designated from the owners of the property on which these exits are to be maintained; that the occupancy shall be limited to the legal capacity of the primary means of exit, the front stairway, and that the requirements of the labor law shall be complied with in all other respects.

APPLIANCES SUBMITTED FOR APPROVAL.

14-31-SA.

PETITIONER—E. E. Hansen, for Elkhart Brass Mfg. Co., owner.

SUBJECT—Elkhart 2½-inch Angle Valve, 150 lbs. water working pressure, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Report of engineer and inspector adopted; appliance approved.



# MINUTES

## THE VOTE TO APPROVE APPLIANCE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(14-31-SA)

WHEREAS, E. E. Hansen, for Elkhart Brass Manufacturing Co., owner, filed, January 12, 1931, a petition with the board of standards and appeals for approval of their device known as the Elkhart 2½-Inch Angle Hose Valve, 150 lbs. Water Working Pressure; and

WHEREAS, this device was submitted to a standard testing laboratory for test and report and the report of the standard testing laboratory dated February 19, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Elkhart 2½-Inch Angle Hose Valve, 150 lbs. Water Working Pressure, for use in standpipe equipment when installed in accordance with the rules of the board of standards and appeals.

15-31-SA.

PETITIONER—E. E. Hansen, for Elkhart Brass Mfg. Co., owner.

SUBJECT—Elkhart 2½-inch Angle Valve, 250 lbs. water working pressure, approval of.

## APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Report of engineer and inspector adopted; appliance approved.

## THE VOTE TO APPROVE APPLIANCE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(15-31-SA)

WHEREAS, E. E. Hansen, for Elkhart Brass Manufacturing Co., owner, filed, January 12, 1931, a petition with the board of standards and appeals for approval of their device known as the Elkhart 2½-Inch Angle Hose Valve, 250 lbs. Water Working Pressure; and

WHEREAS, this device was submitted to a standard testing laboratory for test and report and the report of the standard testing laboratory dated February 19, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Elkhart 2½-Inch Angle Hose Valve, 250 lbs. Water Working Pressure when installed in accordance with the standpipe rules of the board of standards and appeals.

Adjourned 6.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, July 7, 1931, as they appeared in Bulletin No. 28, Vol. 16, are hereby corrected to read as follows:

638-30-S.

PETITIONER—Fox Film Corp., owner.

SUBJECT—Application for reopening—interpretation—re Variation of the labor law, as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—345 West 44th street, Manhattan.

## APPEARANCES—

For Petitioner: John Kenlon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution interpreted.

## THE VOTE TO INTERPRET RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(638-30-S)

WHEREAS, Fox Film Corp., owner, filed, October 18, 1930, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 345 West 44th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings reads:

"With reference to application for a certificate of occupancy for above premises, you are advised that the following objections must be complied with before the certificate can be issued:

"1. Two means of exit from every floor should be provided conforming with Section 270 Labor Law. Among the defects noted are the following:

"a. A separate fireproof passageway independent of any other exit enclosed in partitions conforming with Sec. 263 must be provided.

"b. Partitions enclosing interior stairs should conform with Sec. 263.

"c. All doors should open outwardly so as not to obstruct stair or passage."

and

WHEREAS, the building is fireproof, three stories and basement in height, 50 ft. by 90 ft., irregular, in area; OCCUPIED: cellar, poster and boiler rooms, 5 persons; 1st story, bookkeeping department, inspection rooms, reception room, 27 persons; 2nd story, executive offices, 34 persons; 3rd story, projection room, vaults, 1 person; means of EGRESS consisting of an interior stairway, at the southeast portion of the building, extending from the first story to the roof, enclosed in 4-inch terra cotta partitions, with one inch of cement mortar on each side, with fireproof doors at the openings; an exterior iron stairway, on the east side of the northerly end of the building, with egress from the termination of this stairway by fireproof passageway leading to main vestibule to the street; the building being equipped with a sprinkler system and an interior fire alarm signal system; and

WHEREAS, petitioner contends that the premises were erected on plans approved by various departments in 1926; that there were two fireproof exit passageways located on the first floor of the building on the easterly and westerly sides; exit passageways on the east side of building leads to the street from the shipping room, film vaults, inspection rooms and bookkeeping department; that the walls in the exit passageway are constructed of 4-inch terra cotta blocks with 1 inch plaster on both sides, and contends that there

\* Correction—Lines 53 and 54 of resolution reading "of these conditions and now requests an interpretation, and now requests a further interpretation" changed to read "and interpretation of these conditions, and now requests a further interpretation."



# MINUTES

are two means of egress from each floor of the building; and

WHEREAS, this petition was granted by the board at its meeting, March 10, 1931, on certain conditions, and appellant, through its agent, John Kenlon, requested a modification and interpretation of these conditions, and now requests a further interpretation.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that inspection rooms for inspection and repair of films be confined to the first story; that the first story layout be so arranged as to permit the exit passageways from the rear stairway as shown on the plans filed with this office on March 5, 1931; that the openings on this passageway shall be equipped with self-closing fireproof doors as

shown on the plans filed on March 5, 1931; that the rear screened stairway shall be roofed over and the open sides protected and carried up to within 18 in. of the next floor above, the roofing and side protection to be angle iron and corrugated iron cover; that the enclosure walls of the interior stairway at the southeasterly portion of the building extending from the first story to the roof shall be comprised of 4-inch terra cotta partitions with one inch of cement mortar on each side, making a masonry wall enclosure of 6 inches in thickness; that the industrial work on the third story shall be confined to one person operating in the projecting room, and that other legal occupancy may be permitted on this third story, and that the labor law shall be complied with in all other respects and the building shall not be increased in height or area; that the present wet sprinkler and fire alarm systems be maintained, and denied as to Item C.

## PUBLIC HEARING

### PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.

13. Approved 3 in. x 3 in. siamese, with approved caps.

14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.

15. The siamese street riser, wall collars and caps painted a Fire Department red.

16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.

17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

## NOTICE

### REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

- 380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.
- 195-30-SA—Simplex Water Pressure Reducing Valve, approval of.
- 260-30-SA—Scranton Steam Pumps, approval of.
- 359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.
- 494-30-SA—Holtzer-Cabot, Type PC and Type PS, Fire Alarm Systems, approval of.
- 568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.
- 730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.
- 735-30-SA—Petro Model P-2 Burner, approval of.
- 32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.
- 96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.
- 123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.
- 125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.
- 137-31-SA—Can't Pull Anti-Syphon Trap, approval of.
- 146-31-SA—Pressure Oil Burners, Models A, B and C, approval of.
- 224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.
- 250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.
- 251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.
- 255-31-SA—Nichols-McCann-Harrison Burners, approval of.
- 260-31-SA—Mackler Film Rewinder and Renovator, approval of.
- 283-31-SA—Humphrey Gas Unit Heater, approval of.
- 297-31-SA—Autocraft Oil Burner, B 1 Model, approval of.
- 298-31-SA—Deming Fuel Oil Pump, approval of.
- 317-31-SA—Oil-Elec-Tric Oil Burner, approval of.
- 327-31-SA—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.
- 339-31-SA—Rightway Oil Burner, approval of.
- 348-31-SA—S. A. Ghapco Steam Generator, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement:

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                               |     |
|--------------------------------------------|------|-----------------------------------------------------|-----|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                     | 71  |
|                                            |      | Dismissed .....                                     | 30  |
| Cases filed up to July 22, 1931.....       | 367  | Denied .....                                        | 106 |
|                                            |      | Granted .....                                       | 4   |
| Restored to calendar.....                  | 76   | Granted on condition.....                           | 256 |
|                                            |      | Appliances approved.....                            | 37  |
|                                            |      | Appliances dismissed, disapproved or withdrawn..... | 25  |
|                                            |      | Rules approved.....                                 | 6   |
|                                            |      | Rules disapproved or rescinded.....                 | 9   |
| MISCELLANEOUS APPLICATIONS.                |      | MISCELLANEOUS ACTIONS.                              |     |
| Requests to reopen.....                    | 213  | Requests to reopen granted.....                     | 170 |
| Requests to amend.....                     | 8    | Requests to reopen denied.....                      | 41  |
| Requests for modification.....             | 62   | Requests to amend granted.....                      | 8   |
| Requests to rescind.....                   | 4    | Requests to amend denied.....                       | 0   |
| Requests for extension of time.....        | 41   | Requests for modification granted.....              | 46  |
| Requests for extension of permit.....      | 4    | Requests for modification denied.....               | 16  |
| Requests for mechanical installations..... | 1    | Requests to rescind granted.....                    | 4   |
| Requests for approval of plans.....        | 9    | Requests to rescind denied.....                     | 0   |
| Administrative requests.....               | 0    | Requests for extension of time granted.....         | 40  |
| Requests for interpretation.....           | 1    | Requests for extension of time denied.....          | 1   |
|                                            |      | Requests for extension of permit granted.....       | 4   |
|                                            |      | Requests for extension of permit denied.....        | 0   |
|                                            |      | Requests to install granted.....                    | 0   |
|                                            |      | Requests to install denied.....                     | 1   |
|                                            |      | Plans approved.....                                 | 9   |
|                                            |      | Plans disapproved.....                              | 0   |
|                                            |      | Administrative requests granted.....                | 0   |
|                                            |      | Administrative requests denied or withdrawn.....    | 0   |
|                                            |      | Interpretations .....                               | 1   |
|                                            |      | Requests withdrawn or dismissed.....                | 2   |
| Total .....                                | 1203 | Total .....                                         | 878 |
| Disposed of.....                           | 878  |                                                     |     |
| Cases pending July 22, 1931.....           | 325  |                                                     |     |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First,* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the of the posting of the calendars on the bulletin board in the hearing can be entertained in view of this publication and

offices of the board and of the further publication of the calendars in the daily press.

*Fourth,* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth,* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My subscription is to begin with the issue for....., 1931.



352.05  
NEW

*man. Ref.*  
**BULLETIN**

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

AUGUST 4, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 31

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL  
Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT  
WILLIAM J. O'GORMAN, *Secretary*  
EDWARD V. BARTON, *Chief Clerk*.

OFFICE—Municipal Building, Rooms 1001 to 1015.  
TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

*All communications should be addressed to the chairman of the board*

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, July 24, 1931, 10 A. M.

Minutes of Special Meeting, July 24, 1931, 2 P. M.

Minutes of Special Meeting, July 24, 1931, 4 P. M.

Minutes of Regular Meeting, July 28, 1931, 10 A. M.

Minutes of Regular Meeting, July 28, 1931, 2 P. M.

Notice on Revised Elevator Rules.

Reserve Calendar.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, *Tuesday, September 15, 1931*, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on *Tuesday, September 22, 1931*, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to July 29, 1931.*

| <i>Cal. No.</i>              | <i>Department.</i> | <i>Premises Affected.</i>                                              |
|------------------------------|--------------------|------------------------------------------------------------------------|
| 377-31-BZ.....               | B.B.B....          | 8-14 Lenox rd., Bklyn.,<br>Applic. 4036-1931                           |
| 376-31-A.....                | F.D.....           | 148-150 W. 24th st., Man.,<br>L. F. 69451 & L. F. 77772                |
| 375-31-S.....                | B.B.M....          | 65-69 Nassau st., Man.,<br>Decision of Supt. of Bldgs.                 |
| 374-31-A.....                | F.D.....           | 530 Broadway, Man.,<br>F-88064                                         |
| 373-31-SA.....               | F.D.....           | Preferred Syphon Breaking<br>Valve, Models B & T,<br>Appliance         |
| 372-31-A.....                | F.D.....           | Southeast corner of Bronxdale<br>ave. & Antin pl., Bx.,<br>L. C. 67337 |
| 371-31-BZ.....               | B.B.R....          | 824-826 Castleton ave., West<br>New Brighton, Rich.,<br>N. B. 732-1931 |
| 370-31-A.....                | F.D.....           | Foot of Pacific st., East River,<br>Bklyn.,<br>F-86622                 |
| 369-31-S.....                | F.D.....           | 15-17 W. 46th st., Man.,<br>L. D. 82132 & L. D. 25391                  |
| 368-31-A.....                | F.D.....           | 130 Madison ave., Man.,<br>F-85378                                     |
| <i>Restored to Calendar.</i> |                    |                                                                        |
| 395-30-S.....                | F.D.....           | 303-311 Fourth ave., Man.,<br>L. D. 73965                              |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## ADJOURNMENT.

*Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 15, 1931, at 10 a. m., and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.*

*During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business. The hours for consultation are from 10 a. m. to 1 p. m.—Saturdays excepted.*

## CALL OF CLERK'S CALENDAR

**TUESDAY, SEPTEMBER 15, 1931, AT 2 P. M.**

*Building Zone Cases.*

229-31-BZ.  
APPLICANT—Matthew W. Del Gaudio, for Enavon Realty Corp. and Navone Bros., Inc., owners.  
PREMISES—18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

264-31-BZ.  
APPLICANT—Cairn Operating Corp., owner.  
PREMISES—93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a business building (store).

273-31-BZ.  
APPLICANT—Kenlon-Michels Engineering & Contracting Co., Inc., for Rita Shue, owner.  
PREMISES—154-156 East 84th street, Manhattan.  
APPLICATION, under section 7e of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

147-31-BZ.  
APPLICANT—Tony Andruk, owner.  
PREMISES—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a building to be occupied as a store and dwelling (previously dismissed for lack of prosecution; reopened and restored to the Calendar July 14, 1931).

53-29-BZ.  
APPLICANT—Edward L. Kelly, for Harry Barrow, owner.  
PREMISES—5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and the time in which to obtain permits and complete work has expired; reopened July 14, 1931).

962-28-BZ.  
APPLICANT—Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners.  
PREMISES—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

## SEPTEMBER 15, 1931, 10 A. M.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of



# CALENDAR

the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 168-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William Richter, applicant, on behalf of Frederick R. De Nyse, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the use as a motor vehicle repair shop; premises 142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

CAL. NO. 189-31-BZ—Application, April 29, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Wooster Lumber Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

CAL. NO. 235-31-BZ—Application, May 16, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of Robert Gladstone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Brooklyn.

CAL. NO. 243-31-BZ—Application, May 19, 1931, under section 21 of the building zone resolution, of Walter C. Martin, applicant, on behalf of Board of Education, City of New York, owner, to permit in a one and one-half times height district the erection of the street wall of a building in excess of the height permitted under the building zone resolution; premises 133-143 East 16th street, Manhattan.

CAL. NO. 320-31-BZ—Application, June 24, 1931, under sections 6, 7a, 7c, 7e and 21 of the building zone resolution, of LeRoy P. Ward, applicant, on behalf of the Big Four Realty Corp., lessee, and the Estate of John R. Slattery, owner, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 15, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

241-31-A—119 West 33rd street, Manhattan.  
239-31-A—105 West 42nd street, Manhattan.  
253-31-A—429-431 Kent avenue, Brooklyn.  
275-31-A—280-290 East 134th street, The Bronx.  
230-31-A—117 West 33rd street, Manhattan.  
244-31-A—29 West 34th street, Manhattan.

### *Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.  
1-31-S—285 Livingston street, Brooklyn.

## SEPTEMBER 15, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"- "Fireline" Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 22, 1931, AT 2 P. M.

### *Building Zone Cases.*

29-31-BZ.

APPLICANT—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.

PREMISES—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building (previously denied; reopened July 21, 1931).

984-22-BZ.

APPLICANT—Dora Goldfein, owner.

PREMISES—2379 Tiebout avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted for a temporary permit; reopened July 21, 1931).

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.



# CALENDAR

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

SEPTEMBER 22, 1931, 10 A. M.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 3-31-BZ—Application, January 2, 1931, under section 21 of the building zone resolution, of W. Bryce Rea, applicant and owner, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

CAL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sec-

tions 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 169-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William F. Regan, applicant, on behalf of Ferdinand Polti, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

SEPTEMBER 22, 1931, 2 P. M.

## *Appeals from Administrative Orders.*

200-31-A—12-16 West 116th street and 5-9 West 115th street, Manhattan.

203-31-A—18 West 53rd street, Manhattan.

284-31-A—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.

286-31-A—707-709 Broadway and 270-272 Mercer street, Manhattan.

287-31-A—402-408 Lafayette street and 708 Broadway, Manhattan.

SEPTEMBER 25, 1931, 2 P. M.

## SPECIAL MEETING.

### *Rules.*

353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 29, 1931, AT 2 P. M.

### *Building Zone Cases.*

254-31-BZ.

APPLICANT—Max Siegel, for C. Ciampi Realty & Building Corp., owner.



# CALENDAR

PREMISES—346-356 Morris Park avenue and 1206 Wyatt avenue, southeast corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

271-31-BZ.

APPLICANT—Emil Guterman, for Adam Woll, owner.

PREMISES—94-56 to 94-58 221st street, Queens Village, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor.

SEPTEMBER 29, 1931, 10 A. M.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 29, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G.

Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 232-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of Henry W. Lyall, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

CAL. NO. 178-30-BZ—Application, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for John Jos. Carroll, on behalf of Teresina Grilli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

OCTOBER 6, 1931, 10 A. M.

## Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 6, 1931, at 10 o'clock, in Room 1013, Municipal Building, on*

the following matter:

CAL. NO. 234-31-BZ—Application, May 16, 1931, under sections 7f and 21 of the building zone resolution, of Triest Contracting Corp., applicant and lessee, on behalf of Norman G. Degnon, owner, to permit in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction; premises northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

FRIDAY MORNING, JULY 24, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### BUILDING ZONE CASES.

165-31-BZ.

APPLICANT—Philip J. Curry, owner.

SUBJECT—Application (re decision of the superintendent

of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store).

PREMISES AFFECTED—672 Academy street, Manhattan.

### APPEARANCES—

For Applicant: Philip J. Curry and John H. Knaubel.



# MINUTES

For Opposition: Samuel Levy, Borough President of Manhattan.

ACTION OF BOARD—Laid over to September 22, 1931, at 10 a. m., for inspection and report by a committee of board.

243-28-BZ.

APPLICANT—McCooley & Conroy, for Essanarr Garage Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2489-2505 Atlantic avenue and 1790-1810 East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Joseph J. Speth.

ACTION OF BOARD—Report of committee adopted; application denied.

THE VOTE TO ADOPT REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Temporary Chairman Connell, Commissioner Holland and Assistant Chief McElligott ..... 3

Absent ..... 0

THE RESOLUTION—

(243-28-BZ)

WHEREAS, McCooley & Conroy, for Essanarr Garage Corp., owner, filed, March 21, 1928; withdrawn September 18, 1928; reopened July 8, 1930; withdrawn October 21, 1930; reopened June 2, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue and 1790-1810 East New York avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 24, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Atlantic avenue, north side, and Atlantic avenue, south side, east of Van Sinderen avenue, are in a business district; Atlantic avenue, south side, west of Van Sinderen avenue, and Williams place are in an unrestricted district; East New York avenue, east of Williams place, is in a business district, and East New York avenue, north side, from a point 100 ft. east of Williams place to a point 100 ft. west of Williams place, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 19, 1928 (re App. No. 1668-28), reads:

"Proposition contrary to the Zone Resolution. Art. II, Sec. 4 (a) 46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, the premises consist of a gore-shaped plot of ground, having a frontage of 178 ft. 7 in. on East New York avenue, 158 ft. 9½ in. on Atlantic avenue and a distance of 98 ft. ¾ in. across the rear; it is proposed to remove the existing frame structure on the site and thereupon to erect a one-story office, 12 ft. by 12 ft. in area, and to erect the necessary tanks and pumps for a gasoline service station; and

WHEREAS, this property was the subject of an inspection by a committee of the board, report of which inspection is herewith made a part of this resolution; and

WHEREAS, the board deems that applicant did not sub-

stantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

194-31-BZ.

APPLICANT—Hansen & Metzger, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—582-588 Fourth avenue, northwest corner of Prospect avenue, Brooklyn.

APPEARANCES—

For Applicant: Frank C. Meyer.

For Opposition: John F. Heffernan.

ACTION OF BOARD—Report of committee adopted; application denied.

THE VOTE TO ADOPT REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

THE RESOLUTION—

(194-31-BZ)

WHEREAS, Hansen & Metzger, Inc., owner, filed, April 30, 1931, an application, under the building zone resolution, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a gasoline service station; premises 582-588 Fourth avenue, northwest corner of Prospect avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 24, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fourth avenue is in a business district; Prospect avenue, east of a point 100 ft. west of Fourth avenue, is in a business district; Prospect avenue, west of a point 100 ft. west of Fourth avenue, is in an unrestricted district; 16th street, east of a point 100 ft. west of Fourth avenue, is in a business district, and 16th street, west of a point 100 ft. west of Fourth avenue, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 18, 1931 (re App. No. 14243-1931), reads:

"Proposed 'gasoline service station' in a business district extending partly into an unrestricted district is contrary to Art. II, Sect. 4a (46) of Zone Resolution. Proposition is therefore denied.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 72 ft. 1 in. on Fourth avenue and 104 ft. 4¼ in. on Prospect avenue; the westerly portion of the plot extending into the unrestricted district for a distance of approximately four (4) ft. and the remainder being in the business district; it is proposed to demolish the frame building now on the site and to erect thereon a one-story office, approximately 20 ft. by 20 ft. in area, grease pits and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the property under appeal was the subject of an inspection by a committee of the board, report of which is made part of this resolution; and

WHEREAS, the board deemed that applicant did not sub-



# MINUTES

stantiate his basis of appeal brought under section 21 of the building zone resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

134-31-BZ.

APPLICANT—Laspia & Samenfeld, for Pauline Caminite, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the creation and maintenance of an undertaker's office.

PREMISES AFFECTED—92-01 103rd avenue and 101-59 92nd street, northeast corner, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Lee Samenfeld and Joseph Caminite.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

THE RESOLUTION—

(134-31-BZ)

WHEREAS, Laspia & Samenfeld, for Pauline Caminite, owner, filed, March 20, 1931, an application, under the building zone resolution, to permit in a residence district the creation and maintenance of an undertaker's office; premises 92-01 103rd avenue and 101-59 92nd street, northeast corner, Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 24, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 103rd avenue and 92nd street are in business and residence districts; Rockaway boulevard is in a business district, and 93rd street is in business and residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered March 17, 1931 (re Alt. 6001-1930), reads:

"1. The creation of an undertaker's office in a residence district is contrary to Article 2, Sec. 3 of the Zoning Law.";

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 25 ft. 1/3 in. on 103rd avenue and 62 ft. on 92nd street and a depth of 25 ft.; it is proposed to use the front room on first story facing 103rd avenue for office purposes in connection with the undertaking business within a residence use district; and

WHEREAS, the board deemed that the granting of a variation on this property would mean the first invasion of business into a residential zone; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulty for the reason that these premises would be used in addition and in connection to applicant's regular business which is located in Brooklyn.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

731-30-BZ.

APPLICANT—Henry J. Nurick, for Jacob Rosenberg, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the installation and maintenance of a gasoline service station.

PREMISES AFFECTED—1288-1290 Myrtle avenue, southeast corner of Central avenue, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

ACTION OF BOARD—Report of committee adopted; application granted on condition.

THE VOTE TO ADOPT REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(731-30-BZ)

WHEREAS, Henry J. Nurick, for Jacob Rosenberg, owner, filed, December 10, 1930, an application, under the building zone resolution, to permit in a business district the installation and maintenance of a gasoline service station; premises 1288-1290 Myrtle avenue, southeast corner of Central avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 24, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Myrtle and Central avenues are in a business district; DeKalb avenue, north from a point 100 ft. south of Myrtle avenue, is in a business district, and DeKalb avenue, south from a point 100 ft. south of Myrtle avenue, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 8, 1931 (re App. No. 2583-1931), reads:

"Proposed gasoline service station to be located in a business use district is contrary to Art. II, Sect. 4a of Zone Resolution.";

and

WHEREAS, the premises consist of a triangular plot, approximately 53 ft. by 52 ft.; on this plot has been erected a gasoline station under permits issued by bureau of buildings and fire department consisting of a one-story office, two grease pits, four gasoline pumps and three gasoline tanks; and

WHEREAS, the application was the subject of an inspection by a committee of the board, report of which is made part of this resolution; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that all pumps shall be set back not less than 10 ft. from the building line; that there shall be but two entrances for the gas station on Myrtle avenue and one on Central avenue; that the distance of the nearest entrance on both avenues to the intersection of Myrtle avenue and Central avenue building lines shall not be less than 10 ft.; that there shall be erected along the rear lot line, running through from street to street, a masonry wall not less than, approximately, 10 ft. high, faced with white enamel brick, with the exception of the portion occupied by the office on the premises; that the office shall be of masonry construction, not more than one story in height, faced with white enamel brick, roofed with variegated slate or Spanish tile, said office to be located at the southeasterly portion of the premises and to be, approximately, 22 ft. by 23 ft., irregular in shape; that any accessory use in the operation of the gasoline station shall be conducted along the rear lot line of the property; that any advertising signs shall be confined to the illuminated



# MINUTES

globes of the pumps and one projecting sign, located within the property, said sign to be, approximately, not more than 4 ft. by 6 ft. in size, and that all permits shall be obtained within six months and any work involved shall be completed within nine months from the date of this action.

159-31-BZ.

APPLICANT—Matthew W. Del Gaudio, for Salvatore Cinelli and Ignazio Mole, owners.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2358-2360 Hoffman street, east side, 309.84 ft. north of East 184th street, The Bronx.

APPEARANCES—

For Applicant: Matthew W. Del Gaudio.

For Opposition: Alexander S. Nurick, Mike Derlizzi, John Dulisse, Felice Guglienelli, Arthur Sergio, Michelina Nicosia and Mrs. Celia Frank.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(159-31-BZ)

WHEREAS, Matthew W. Del Gaudio, for Salvatore Cinelli and Ignazio Mole, owners, filed, April 9, 1931, an application, under the building zone resolution, to permit in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2358-2360 Hoffman street, east side, 309.84 ft. north of East 184th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 24, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hoffman street and East 187th street are in a business district and East 184th street is in business and unrestricted districts; and

WHEREAS, the decision of the superintendent of buildings, rendered March 25, 1931 (re App. N. B. 202-1931), reads:

"1. Erection of garage for storage of more than 5 motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the building is of non-fireproof construction, one story and cellar in height, with a frontage of 90 ft. and a depth of 119 ft. 1 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, under Cal. No. 1303-25-BZ and Cal. No. 59-27-BZ, affecting properties No. 2339 Hoffman street and No. 2362 Hoffman street, respectively, the board, under section 7e, granted a variation to permit the use of premises for garage purposes; and

WHEREAS, there exist on same street (Hoffman) between 184th and 187th streets, at the present time, other non-conforming uses, such as chicken slaughter house, iron works, bakery and factory, the board deems the application is supported under section 7e and that the applicant is entitled to relief under section 21 on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted for a one-story building above grade, built fireproof throughout, on condition that same shall be finished with face brick with architectural

terra cotta or stone trimming; that there shall be no portable gasoline tanks operated outside the premises or the maintenance of gasoline outside the building line; that the rear and gable walls shall be unpierced throughout their entire height and length; that any skylights erected in roof shall be set back not less than 15 ft. from the lot line, glazed with ¼-inch plate glass, protected with wire guards above and below; that there shall be but two entrances to the garage, both on Hoffman street, each entrance to be not more than 12 ft. wide each, with curb cuts directly in front of such openings not more than 14 ft. wide each; that any advertising shall be confined solely to one projecting electric sign, approximately 5 ft. by 8 ft. in area, indicating the name and nature of business conducted on the premises, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

186-31-BZ.

APPLICANT—Henry J. Nurick, for Kirschenbaum Bros., owners.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7a and 21 of the building zone resolution, to permit in a residence district the extension of an existing business use (undertaking establishment).

PREMISES AFFECTED—345 Throop avenue and 304 Kosciusko street, southeast corner, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(186-31-BZ)

WHEREAS, Henry J. Nurick, for Kirschenbaum Bros., owners, filed, April 28, 1931, an application, under the building zone resolution, to permit in a residence district the extension of an existing business use (undertaking establishment); premises 345 Throop avenue and 304 Kosciusko street, southeast corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 24, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Throop avenue, from a point 100 ft. north to a point 100 ft. south of Kosciusko street, is in a residence district; Throop avenue, north of a point 100 ft. north and south of a point 100 ft. south of Kosciusko street, is in a business district; Kosciusko street is in a residence district; DeKalb avenue is in a business district, and Lafayette street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 17, 1931 (re App. No. 4245-1931), reads:

"Proposed conversion of the 2nd floor from one family to funeral parlors also an extension as an accessory to funeral parlors located in a residential district are contrary to Art. II, Sec. 3 of the Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 20 ft. on Throop avenue and 75 ft. on Kosciusko street; on the Throop avenue front there is located a non-fireproof three-story building, 20 ft. by 56 ft. 4 in. on first story and 20 ft. by 50 ft. 4 in. on the second and third stories; the first story now used as a funeral parlor and dwellings on upper stories; on the east end of the plot there is located a one-story structure, 18 ft. 8 in. by 20 ft. in area; now occupied as a showroom and embalming room;



# MINUTES

it is proposed to erect a second story on the one-story building; it is proposed to change the occupancy of the second story of the three-story building from dwelling to undertaking business use; the second story extension is to be used also for undertaking business use; and

WHEREAS, there existed on the premises under appeal a business use conducted in the building now located on the plot; and

WHEREAS, in 1926, the then existing business was converted under permit from the building department to a funeral parlor on the first story of the present three-story building, the upper two stories being used for dwelling purposes; and

WHEREAS, the applicant now seeks to extend the second story at the rear a distance of, approximately, 18 ft. 8 in. and to use the second story as an accessory use to the funeral parlor conducted on the first story; and

WHEREAS, the applicant is properly before the board under section 7a and section 6 of the building zone resolution, the proposed extension not being 50 per cent of the value of the building exclusive of foundations and within his rights to make the alterations proposed; and

WHEREAS, the property lies wholly within a residence use district, facing Throop avenue; on the northeast corner of Throop avenue and Kosciusko street, directly opposite

the premises under appeal, is a two-story brick factory, and there are other non-conforming uses on Kosciusko street, adjacent to the property under appeal; and

WHEREAS, there have been filed no objections and no consents.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed use of the second story shall be for rest rooms, lavatory facilities and dressing rooms used in connection with the funeral parlor on first story; that the extension shall be 18 ft. 8 in. at the rear of second story for the full width of the lot—20 ft.; that the third story of building shall be used for dwelling purposes; that there shall be no structural alterations to the front of building on Throop avenue and Kosciusko street other than the proposed 18 ft. 8 in. extension on Kosciusko street, which will be faced and built in conformity with the balance of building on premises, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

Adjourned 1.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

FRIDAY AFTERNOON, JULY 24, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

200-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Walter H. Stewart, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—12-16 West 116th street and 5-9 West 115th street, Manhattan.

### APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 22, 1931, at 2 p. m., to apply to the superintendent of buildings for a certificate of occupancy.

203-31-A.

APPELLANT—William Bayard Willis, for John D. Rockefeller, Jr., owner.

SUBJECT—Appeal from an order and a decision of the superintendent of buildings.

PREMISES AFFECTED—18 West 53rd street, Manhattan.

### APPEARANCES—

For Appellant: None.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Laid over to September 22, 1931, at 2 p. m., on written request of appellant.

361-31-A.

APPELLANT—John J. Hallahan, for Estate of John J. Hallahan, owner.

SUBJECT—Request for preferential hearing—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—142-146 West 49th street, Manhattan.

### APPEARANCES—

For Appellant: G. T. Smith.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request for preferential hearing granted and set for hearing July 28, 1931, at 2 p. m.

### THE VOTE TO GRANT PREFERENTIAL HEARING—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

310-31-A.

APPELLANT—American Legion Firework Corp., for Moran Towing & Transportation Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—Foot of Beach 103rd street, 1,000 ft. off shore, Rockaway Beach, Borough of Queens.

### APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

### THE VOTE TO DISMISS—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

### THE RESOLUTION—

WHEREAS, when the case was reached on the Calendar appellant failed to appear, so matter was placed at the foot of Calendar, appellant not having appeared at that time.

*Resolved*, that the appeal be and it hereby is *dismissed* for lack of prosecution.



# MINUTES

216-31-A.

APPELLANT—Samuel Lax, for David Leviton, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—121-123 Greene street, Manhattan.

APPEARANCES—

For Appellant: Samuel Lax.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

THE RESOLUTION—

(216-31-A)

WHEREAS, Samuel Lax, for David Leviton, Inc., owner, filed, May 11, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 121-123 Greene street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 11, 1931 (re Order No. 60674-LC), reads:

“Re Combustible Fibre.

“Before permit may be transferred from 69 Greene to 123 Greene Street, the following must be done:

“1. Reduce stock of combustible fibre to 5 tons, Section 24, Chapt. 12, Code of Ordinances.

“2. Separate portion of premises where combustible fibres are stored from the remainder of the building by walls, floor and ceiling protected by fire retarding material and with all floor openings similarly protected and constructed in a manner approved by the Fire Commissioner. Sec. 24-6, Chapt. 12, Code of Ordinances.

“It is unlawful for you to continue the storage and use of combustible fibre without a permit. Please notify this Department promptly when these orders have been complied with.”;

and

WHEREAS, the decision of the fire commissioner, rendered May 9, 1931, reads:

“Replying to your favor of May 9, 1931, regarding order numbered 60674-LC, as the Fire Department cannot rescind any order issued against any applicant for a permit, we would suggest that violation numbered 60674-LC be either complied with or that you take advantage of your right to appeal from our decision by appealing to the Board of Standards and Appeals, Room 1002, Municipal Building.”;

and

WHEREAS, the building, erected in 1888, is non-fireproof, six stories in height, 50 ft. by 100 ft. in area at first story and 50 ft. by 85 ft. in area above; OCCUPIED: 1st story, machinist, 15 persons; 2nd story, storage of woolen stock, 15 persons; 3rd and 4th stories, manufacture of hats, 15 persons per story; 5th and 6th stories, storage of wool stock, 15 persons; and

WHEREAS, appellant contends that it is proposed to store twenty tons of fibres (woolen stock) on each floor where fibre is now stored and proposes to install a 100 per cent sprinkler system.

Resolved, that the order and decision of the fire commissioner be and they hereby are affirmed, and that the appeal be and it hereby is denied.

226-31-A.

APPELLANT—Samuel Rosenblum, for L. L. Le Veque, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—53-01 Grand avenue, northwest corner of 54th street, Maspeth, Borough of Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(226-31-A)

WHEREAS, Samuel Rosenblum, for L. L. Le Veque, owner, filed, May 13, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 53-01 Grand avenue, Maspeth, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated February 4, 1931 (re Order No. 82418-F), reads:

“1. Install an approved standpipe system in accordance with the rules of the Board of Standards and Appeals. Sec. 580, 581, Ch. 5, Code of Ordinances.”;

and

WHEREAS, the decision of the fire commissioner, rendered May 11, 1931, reads:

“In reply to your letter of April 30th, advising that you have been retained by the owners to appeal from the requirements of order 82418-F and that you are unable to do so due to the fact that the Bd. of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty day, had elapsed, and request dismissal and reissuance of the above order.

“You are advised that the order cannot be dismissed or reissued. Therefore your request is denied.”;

and

WHEREAS, the building, erected in 1930, is fireproof, two stories in height, 220 ft. 2 in. by 80 ft. 2 in., irregular, in area; (a total area of approximately 21,000 sq. ft. on first story and a total area of approximately 17,500 sq. ft. on second story); OCCUPIED as a warehouse for the storage of groceries, fruits and vegetables; twenty persons in entire premises; and

WHEREAS, appellant contends that the building is low in height; open on all sides, and that the occupancy is non-combustible; and

WHEREAS, the building was erected in 1930, is two stories in height, with an approximate area on the first story of 21,000 sq. ft., of which 3,500 sq. ft. is used as an open loading platform.

Resolved, that the order and decision of the fire commissioner be and they hereby are modified, and that the appeal be and it hereby is granted on condition that a standpipe system in compliance with section 581, subdivision 2, of the building code be installed and building be not increased in height or area.

211-31-A.

APPELLANT—Joel D. Marder, for Adolf Kuttroff, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—20-24 North Moore street, Manhattan.

APPEARANCES—

For Appellant: Joel D. Marder.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0



# MINUTES

## THE RESOLUTION—

(211-31-A)

WHEREAS, Joel D. Marder, for Adolf Kuttroff, owner, filed, May 8, 1931, an appeal from an order of the fire commissioner, affecting premises 20-24 North Moore street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 21, 1931 (Order No. 84403-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sec. 580-1, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the building, erected in 1895, is fireproof, nine stories (116 ft.) in height, 71 ft. 8 in. by 88 ft. in area; OCCUPIED by one concern for the storage, shipping and mixing (on the ninth story) of dry aniline colors; approximately eight persons per story; and

WHEREAS, appellant contends that the bottom of the 7,000-gallon gravity tank (3,500 gallons reserved for standpipe use) is located 9 ft. 6 in. above the outlet in the highest story; that the building is 100 per cent sprinklered, and that the materials stored and mixed in the premises are dry and incombustible; and

WHEREAS, the building was erected in 1895, at which time the present standpipe system was installed and accepted by the departments having jurisdiction; and

WHEREAS, Order No. 84403-F requires the raising of the gravity tank, the present elevation being 9 ft. 3 in. above the top story outlet, the building being nine stories in height.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the elevation of the bottom of the tank shall be not less than 9 ft. 6 in. above the top story outlet; that reserve of 3,500 gallons shall be maintained at all times for the standpipe system; that the standpipe system shall comply with the rules in all other respects; that the building shall be equipped with a 100 per cent sprinkler system; that the hose in the top story shall be equipped with 1/2-inch nozzles, and that the building shall be not increased in height or area.

261-31-A.

APPELLANT—Van Cortlandt Park Swimming Pool, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—5931 Broadway, Manhattan.

APPEARANCES—

For Appellant: William Grant Brown.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(261-31-A)

WHEREAS, Van Cortlandt Park Swimming Pool, Inc., owner, filed, May 26, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 5931 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 28, 1930 (No. 63520-LC), reads:

"With reference to your application dated June 30th, 1930, for a permit to maintain chlorine gas at the above premises, I regret to inform you that I am without power to grant such a permit for the reason issuance of permit is not permitted by Section 214-A-4F, Chapter 10, Code of Ordinances as building in part is used as a place of public amusement.

"YOU ARE THEREFORE HEREBY ORDERED TO

"Discontinue the storage or use of liquefied chlorine on these premises.

"Sec. 214-a-D1, Chapter 10, Code of Ordinances.

"Sec. 214-a-4F, Chapter 10, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered May 20, 1931, reads:

"Responding to your request of May 20, 1931, it is regretted that the Fire Department cannot reissue order numbered 63520-LC, served against your storage of chlorine gas on November 28, 1930, so that you may appeal from the Fire Commissioner's decision.";

and

WHEREAS, the building, erected in 1927, is non-fireproof, one story in height, 326 ft. 6 in. by 288 ft., irregular, in area; OCCUPIED as locker rooms, swimming pool and skating rink; approximately 2,300 persons in entire premises; and

WHEREAS, appellant contends that the quantity of chlorine used is 100 pounds; that it is located in a compartment constructed of 4-inch terra cotta blocks with an opening therein protected with a fireproof door; this compartment being located in the "filter" room which forms the southwest corner of the premises; that this compartment is vented to the outer air by means of a metal duct, and requests the acceptance of existing conditions.

Resolved, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the chlorine used and stored on the premises shall be confined to not more than 100 pounds, in two tanks of 50 pounds each; that only one tank shall be at work at any one time; that the tank in work shall be submerged in water; that the tanks shall be confined to a room enclosed on all sides and roof with fireproof partitions and located substantially as shown on the plans filed with this appeal, with but one opening equipped with a self-closing, fireproof, vaporproof door; that the enclosure shall be equipped with a sprinkler head and a vent from the roof of the enclosure direct to the outer air, said vent to be satisfactory to the fire department; that there shall be installed a remote control not nearer than 25 ft. from the chlorine tank for the operation of the chlorine room and operation of the sprinkler head; that the laundry room and filter room, as shown on the plans submitted with this appeal, shall be separated by a fireproof partition, with but one opening, with a self-closing, fireproof, vaporproof door; that the men's locker room, shown on the plans filed with this appeal, shall be separated by an 8-inch cement block wall from the filter room and the laundry room, unpierced throughout its entire height and length, except one opening leading into the laundry room, equipped with a self-closing, fireproof, vaporproof door; the equipment and operation shall comply with the rules in all other respects.

## APPLIANCE SUBMITTED FOR APPROVAL.

339-31-SA.

PETITIONER—Kenlon-Michels Engineering & Contracting Co., for Maise Corp., owner.

SUBJECT—Rightway Oil Burner, approval of.

APPEARANCES—

For Petitioner: John Kenlon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Report of fire department adopted; petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |



# MINUTES

## THE RESOLUTION—

(339-31-SA)

WHEREAS, Kenlon-Michels Engineering & Contracting Co., for Maise Corp., owner, filed, July 2, 1931, a petition with the board of standards and appeals for approval of device known as the Rightway Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report, and the report of the chief of the bureau of fire prevention dated July 23, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Rightway Oil Burner for use in domestic and commercial installations when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention.

Adjourned 4.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

FRIDAY AFTERNOON, JULY 24, 1931, 4 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### RULES.

353-30-SR.

PETITIONER—Fire Department, City of New York.

SUBJECT—Rules for putting into effect the provisions of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of Paints, Varnish, Stain and Lacquer-spraying apparatus.

### APPEARANCES—

Inspector Maher of fire department, William J. Pitt, Frank L. Graham, A. F. O'Malley, George Shiner, R. E. Abbott, E. J. Pierce, E. L. Young, J. J. McGrath A. S. Rice, L. Straub, E. H. Grice, A. C. Welsh, G. G. Nelson, A. M. Travers, William J. Gorman and P. J. Paterno.

ACTION OF BOARD—Laid over to September 25, 1931, at 2 p. m., for further consideration.

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, JULY 28, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the Special Meeting of the Board, held on Friday morning, July 17th, 1931; the minutes of the Special Meeting of the Board, held on Friday afternoon, July 17th, 1931; the minutes of the Regular Meeting of the Board, held on Tuesday, July 21, 1931, and the minutes of the Regular Meeting of the board, held on Tuesday afternoon, July 21, 1931, were approved as printed in Bulletin No. 30, Vol. XVI.

### BUILDING ZONE CASES.

232-31-BZ.

APPLICANT—Henry W. Lyall, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—North side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Leo J. Hickey.

For Opposition: William Mieth, William Shedlow and Anton Kazakewich.

ACTION OF BOARD—Laid over to September 29, 1931, at 10 a. m., for inspection and report by a committee of board.

178-30-BZ.

APPLICANT—John Jos. Carroll, for Teresina Grilli, owner.

SUBJECT—Application for rehearing—reconsideration, having been previously laid over for a full vote—re

Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

### APPEARANCES—

For Applicant: Joseph N. Lonergan.

For Opposition: Joseph Goldstein.

ACTION OF BOARD—Laid over to September 29, 1931, at 10 a. m., on request of attorney in opposition. Final.

774-20-BZ.

APPLICANT—Marie C. Heine, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under sections 7a and 7e of the building zone resolution, to permit in a business district the extension in area of an existing garage for more than five (5) motor vehicles.

PREMISES AFFECTED—130-132 East 41st street, Manhattan.

### APPEARANCES—

For Applicant: Frederick C. Ryan.

ACTION OF BOARD—Application for reopening laid over for full vote of board, no date set.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                    |   |
|------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle ..... | 3 |
| Negative: Assistant Chief McElligott .....                                         | 1 |
| Absent .....                                                                       | 0 |

200-28-BZ.

APPLICANT—Liebler Bros., Inc., owner.

SUBJECT—Application for reopening—modification—re Application. (decision of the superintendent of buildings), under section 21 of the building zone



# MINUTES

resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—218-224 West 230th street, Manhattan.

APPEARANCES—

For Applicant: Walter Liebler.

ACTION OF BOARD—Application for reopening denied.

THE VOTE TO REOPEN AND MODIFY—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

390-27-BZ.

APPLICANT—Alexander E. Zirpolo and Joseph Altieri, owners.

SUBJECT—Application for reopening—extension of temporary permit—re Application (decision of the fire commissioner), under sections 7f and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—South side of Central avenue, 33.83 ft. west of Montague avenue, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Thomas A. Grady, R. S. Hardy, Charles Pratt Healy and Benjamin Siegel.

For Opposition: None.

ACTION OF BOARD—Report of committee of inspection adopted; application for reopening denied. . .

THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE VOTE TO GRANT A LAY OVER—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

THE VOTE TO REOPEN AND TO EXTEND PERMIT—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

268-31-BZ.

APPLICANT—Nicholas Madonna, owner.

SUBJECT—Application (re decision of the tenement house commissioner), under section 21 of the building zone resolution, to permit in a residence use and "D" area district the erection and maintenance of an apartment building not conforming with the building zone requirements.

PREMISES AFFECTED—234 East 203rd street, south side, 42.16 ft. west of Valentine avenue, The Bronx.

APPEARANCES—

For Applicant: Joseph Madonna and R. F. Knockenhauer.

For Opposition: Samuel C. Ashkenazy.

ACTION OF BOARD—Laid over for full vote of board. No date set.

THE VOTE TO GRANT—

|                                                                                       |   |
|---------------------------------------------------------------------------------------|---|
| Affirmative: Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 3 |
| Negative: Temporary Chairman Connell .....                                            | 1 |
| Absent .....                                                                          | 0 |

674-30-BZ.

APPLICANT—Francis Fischer, for Naleda Realty Co., Inc., owner.

SUBJECT—Application (re decision of the tenement house commissioner), under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the alteration and change of occupancy of part of first story from residence use to business use (previously denied under section 21; reopened under section 7c).

PREMISES AFFECTED—2707 Sedgwick avenue, northwest corner of Kingsbridge road, The Bronx.

APPEARANCES—

For Applicant: Francis Fischer.

For Opposition: Martin Benjamin.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

THE RESOLUTION—

(674-30-BZ)

WHEREAS, Francis Fischer, for Naleda Realty Co., Inc., owner, filed, November 12, 1930; denied March 3, 1931; reopened May 26, 1931, an application, under the building zone resolution, to permit in a building located partly in a business and partly in a residence district the alteration and change of occupancy of part of the first story from residence to business use; premises 2707 Sedgwick avenue, northwest corner of Kingsbridge road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 17, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kingsbridge road is in a business district and Sedgwick avenue and Kingsbridge terrace are both in a residence district; and

WHEREAS, the decision of the tenement house commissioner, rendered October 23, 1931 (re Alt. No. 113-30), reads:

"The plans and specifications submitted by you for the alteration of one multiple dwelling located at 2707 Sedgwick Avenue, Borough of The Bronx, have been disapproved this day for the following reasons:

"2. As records of this department show proposed stores at rear to be located in a residence district, same are prohibited under Sec. 3 of the Building Zone Resolution."

and

WHEREAS, the existing building is of non-fireproof construction, six stories in height, with a frontage of 90.38 ft. on Kingsbridge road and approximately 182 ft. on Sedgwick avenue; it is proposed to alter a part of the northeast section of the first story of the building (now used as dwelling) and to occupy the same for three stores; this portion of premises is within the residence use district, being 116 ft. 6 in. north of Kingsbridge road, and has an approximate frontage of 38 ft. on Sedgwick avenue; at present there are stores in that part of the building which lies within the business district; and

WHEREAS, the board deemed that applicant presented no new conditions in reopened case, other than filing five consents; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 7c; and

WHEREAS, the board deemed that it was not warranted in reconsidering its previous action on the same matter.

Resolved, that the decision of the tenement house commissioner be and it hereby is affirmed, and that the application be and it hereby is denied.



# MINUTES

238-31-BZ.

APPLICANT—New York and Richmond Gas Co., for Ernst Koch, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a plant for the storage of heating and illuminating gas.

PREMISES AFFECTED—North side of Sycamore street, 99.68 ft. east of Richmond avenue, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Edward Kyle and Rutherford Van Vliet.

For Opposition: Joseph B. Handy, Frederick Stanard, Margaret Kronke, Eugene Kessler and Henrietta Kessler.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

THE RESOLUTION—

(238-31-BZ)

WHEREAS, New York & Richmond Gas Co., for Ernst Koch, owner, filed, May 18, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a plant for the storage of heating and illuminating gas; premises north side of Sycamore street, 99.68 ft. east of Richmond avenue, Eltingville, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 28, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sycamore street, Oakdale street, Ridgcrest avenue, Winchester avenue and Richmond avenue are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 8, 1931 (re N. B. No. 351-1931), reads:

"Your application New Bldg. No. 351-1931, filed for the erection of 4 metal tanks for the storage of illuminating gas to be located on the n. s. Sycamore St., 99.68 ft. east of Richmond Ave., Eltingville, Borough of Richmond, City of New York, is hereby disapproved. It is contrary to the Zoning Resolution, Section 4 (a), (18) to erect a building for storage of gas (illuminating or heating) in a business use district.";

and

WHEREAS, the premises consist of a large plot, having 353.37 ft. frontage on Sycamore street, extending 641 ft. through the block and with a frontage of 356.59 ft. on Oakdale street; it is proposed to construct four cylindrical steel tanks, each 25 ft. in diameter by 175.5 ft. in length, of 250,000 cubic feet capacity, to be supported upon masonry piers; to erect a drain tank and four one-story accessory buildings; the entire plant is for the purpose of receiving and storing gas, which in turn is distributed to consumers for light, heat and power, and is located within a business use district; and

WHEREAS, there are two objections and a letter of protest and no consents filed with application, a number of consents filed by the applicant at hearing all seemingly in the name of the Hyatt Holding Corp.; and

WHEREAS, there are no non-conforming uses in the vicinity of the property under appeal; and

WHEREAS, applicant claims under section 21 of the building zone resolution that he is unable to go into an unrestricted district on account of having to cross Amboy road, the fifth ward, for which his company has as yet no franchise to invade; and

WHEREAS, the granting of the application will necessitate

the closing of Ridgcrest avenue between Sycamore street and Oakdale street; and

WHEREAS, applicant further bases his application under hardship in that they are compelled under their franchise to supply gas to a fast-growing community, which is far exceeding at the present time the present source of supply; and

WHEREAS, the board deems that applicant has not substantiated his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

1408-23-BZ.

APPLICANT—Morfrank Garage Corp., for Merton L. Cushman, now owned by Morfrank Garage Corp.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the extension in height of an existing garage for more than five (5) motor vehicles, said garage previously granted by board.

PREMISES AFFECTED—316-318 West 118th street, Manhattan.

APPEARANCES—

For Applicant: Robert Dreyfuss.

For Opposition: Elbert M. Summers, Jr., Charles Goldman and B. J. Gilliean.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(1408-23-BZ)

WHEREAS, Morfrank Garage Corp., for Merton L. Cushman, now owned by Morfrank Garage Corp., owner, filed, December 1, 1923; granted for garage May 23, 1924; re-opened April 21, 1931, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the extension in height of an existing garage for the storage of more than five motor vehicles, said garage previously granted by the board; premises 316-318 West 118th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 28, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 118th street is in residence and business districts; Manhattan avenue is in a residence district, and 119th street and 117th street are both in residence and business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered May 15, 1931 (re Alt. App. No. 899-1931), reads:

"2. A building used as a public garage in a residence and business district may not be increased in height by means of an additional story.";

and

WHEREAS, the existing building is of fireproof construction, three stories in height, with a frontage of 60 ft. and a depth of 90 ft. 11 in.; occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, it is proposed to add an additional story to the existing three-story garage; the front wall of the new story to be set back 15 ft. from the existing street wall and the garage occupancy extended throughout the building, located one-half in a business district and one-half within a residence use district; and

WHEREAS, this property, which was the basis of an application in 1924 for a public garage for three (3) stories in



# MINUTES

height, to be built fireproof throughout, was granted by this board; and

WHEREAS, the application now is to increase the height of the building one story.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the one-story addition shall be set back from the building line not less than 15 ft.; that any skylights installed in the roof shall be glazed with  $\frac{1}{4}$ -inch glass, protected above and below with wire guards, and set back not less than 15 ft. from building line; that the gable walls shall be unpierced throughout their entire height and length; that any windows installed in rear wall shall be of fixed trim and sash and glazed with wire glass; that the front elevation shall be in conformity with the elevation of the building now on the premises, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

218-31-BZ.

APPLICANT—Joseph M. Lonergan, for Brigham Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence and "D" area district the maintenance of buildings occupying more than 60 per cent of the area of interior lots.

PREMISES AFFECTED—2126-2170 East 18th street, west side, 100 ft. north of Avenue V, Brooklyn.

APPEARANCES—

For Applicant: Joseph M. Lonergan and Isidor Schneider.

For Opposition: Charles Shonkroff and Charles Westermom.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(218-31-BZ)

WHEREAS, Joseph M. Lonergan, for Brigham Realty Corp., owner, filed, May 11, 1931, an application, under the building zone resolution, to permit in a residence use and "D" area district the maintenance of buildings occupying more than 60 per cent of the area of interior lots; premises 2126-2170 East 18th street, west side, 100 ft. north of Avenue V, Borough of Brooklyn and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 28, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that East 18th street and East 17th street are in residence use and D area districts, and Avenue U and Avenue V are in business use and D area districts; and

WHEREAS, the decision of the superintendent of buildings, rendered April 27, 1931, reads:

"1. Area of plot occupied by building at curb level exceeds allowable 60% and is hereby denied as contrary to Art. IV, Sec. 14 C of Zoning Resolution."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 420 ft. and a depth of 28 ft.  $5\frac{1}{4}$  in., which is divided into eleven (11) parcels, nine having a frontage of 38 ft. and two having a frontage of 39 ft.; upon each of these sections is erected a two-story brick dwelling; there are nine lots at 38 ft. front and two (north) lots at 39 ft. front; all are 28 ft.  $5\frac{1}{4}$  in. or 28.44 ft. deep; the area of the 38 ft. by 28.44 ft. lots is 1,081 sq. ft.; 60 per cent of

1,081 equals 649 sq. ft. allowed by building zone; each house is 21.33 ft. by 30 ft., equaling 639.9 ft.; porch is 5.5 ft. by 6.17 ft., equaling 33.9 ft.; permissable area of lot is 649 sq. ft.; 25 ft. excess area for 38 ft. lot; there are nine buildings on 38 ft. lots, each having an excess area of 25 sq. ft. over that permitted by the building zone; area of 39 ft. lot 39 ft. by 28.44 ft., equaling 1,109 sq. ft.; 1,109 sq. ft. by 60 per cent equals 665 sq. ft.; area of each house equals 674 sq. ft.; permissable area of lot equals 665 sq. ft.; excess area 9 sq. ft.; there are two buildings on 39 feet lots each having an excess area of 9 sq. ft. over that permitted by the building zone resolution; to be occupied for the maintenance of buildings occupying more than 60 per cent of the area of interior lots; and

WHEREAS, the present owners of the property claim that they purchased the property when the buildings were partially erected, at which time they assumed that a permit had been issued by the building department for the present construction; and

WHEREAS, the houses as now built exceed, in all but two instances, the allowable area of the lots built upon by 25 sq. ft. and the other two by 9 sq. ft., due to the fact that the porches, which are 5.5 ft. by 6.17 ft. are roofed over, giving an area of 33.9 sq. ft., and if said porches were not roofed there would be no need for this application; and

WHEREAS, the objectors to this application are on the west side of a 20 ft. easement of the rear of the property under appeal and are not affected by this application and most of the property owners on the east side of East 18th street have filed their consents to this application; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the area district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the houses erected will be in accordance with the dimensions of the lot and size of the houses submitted with this application, and that all permits required shall be obtained within six months and all work completed within nine months from the date of this action.

468-27-BZ.

APPLICANT—McCoey and Conroy, for Hazel R. Dunkum, owner.

SUBJECT—Application for reopening—extension of time to obtain permits and to complete work—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—6414-6424 Fort Hamilton parkway, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened and extension of time granted to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(468-27-BZ)

WHEREAS, Hazel R. Dunkum, owner, filed, April 29, 1927; granted October 28, 1927; reopened February 18, 1930, for amendment and modification of resolution, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 6414-6424 Fort Hamilton parkway, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meet-



# MINUTES

ing, April 15, 1930, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fort Hamilton avenue is in a business district; 65th street is in a business and unrestricted district; 64th street is in a business and unrestricted district, and Ninth avenue is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 10, 1927 (App. No. 3885-1927), reads:

"Proposition contrary to the Zone Resolution, Art.

II, Sec. 4-A, subdivision 46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, it is proposed to erect an office, 24 ft. by 24 ft., bury storage tanks and erect six pumps, also to construct four greasing pits enclosed in a structure 32 ft. by 18 ft. for the purpose of conducting a gasoline service station within a business use district; and

WHEREAS, a variation was granted for the use of these premises as a gasoline sales service; and

WHEREAS, the application has been made on a new determination of the superintendent of buildings as to grease crankcase service structure; and

WHEREAS, the original application for gasoline sales service was granted under section 21; and

WHEREAS, this application was granted by the board at its meeting, April 15, 1930, and applicant through his attorneys, McCooey & Conroy, request an extension of time.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, as to a structure to be used as office and for the shelter of operators and patrons, and a structure for crankcase service, not to exceed 32 ft. by 18 ft., *on condition* that said crankcase service structure shall be enclosed on two sides with approved masonry and roofed, the front and rear to be arranged with openings of arch design, and on condition that the structures erected on this plot shall not exceed one story in height above grade with gambrel or hipped roof; the buildings to be finished on all four sides with light-colored face brick; that the roofs shall be finished with slate or flat tile; that there shall be no advertising display on the premises, other than on the illuminated lamps of the gasoline pumps; that there shall be installed on the building line, other than at the driveways to and from the property, a concrete curb not less than 12 in. in height and 8 in. in depth; that all necessary permits shall be obtained within two months and the work completed within six months from the date of this action—July 28, 1931.

62-31-BZ.

APPLICANT—Esther Zotter, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the alteration and extension of an existing business building and change of occupancy to a motor vehicle repair shop.

PREMISES AFFECTED—3489 Fort Hamilton parkway, south side, 425 ft. west of Chester avenue, Brooklyn.

APPEARANCES—

For Applicant: Edwin H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

## THE RESOLUTION—

(62-31-BZ)

WHEREAS, Edwin H. Snackenberg for the owner requested a reopening and modification of this case granted by the board at its meeting May 19, 1931; and

WHEREAS, William F. Doyle, for Esther Zotter, owner, filed, February 5, 1931, an application, under the building zone resolution, to permit in a business district the alteration and extension of an existing business building and the change of occupancy to a motor vehicle repair shop; premises 3489 Fort Hamilton parkway, south side, 425 ft. west of Chester avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 19, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fort Hamilton parkway is in a business and residence district; Minna street is in a residence district; 36th street is in an unrestricted district, and Chester avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 30, 1931 (re Applic. No. 785-1931), reads:

"1. Extension of existing building in business district changing of occupancy of same to an auto repair shop in violation of Art. II, Section 4(2-29), zone resolution. Above application is therefore denied.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 25 ft. and a depth of 65 ft. and 50 ft.; occupied as a garage for four motor vehicles; it is proposed to erect a one-story rear extension to cover the area of the lot to a depth of 80 ft. for the purpose of conducting a motor vehicle repair shop within a business use district; and

WHEREAS, Fort Hamilton parkway, between 36th street and Chester avenue, on the south side of parkway, is now practically developed entirely with non-conforming uses, some of which were granted by this board for gasoline service station and garages; on the north side of Fort Hamilton parkway, between these intersecting streets, is Greenwood Cemetery; the board feels that the application, therefore, seems to be justified under section 21—hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for a building one story in height above grade to cover the area of the plot running from Fort Hamilton parkway south 80 ft., rear and gable walls to be unpierced throughout their entire height and length, except for one opening in the rear wall 3 ft. 8 in. in width, equipped with self-closing, fireproof door; said opening to be used only so long as motor vehicle repair shop is in ownership of present owner who is also owner and occupant of dwelling at rear, the building to be built of masonry construction, *on condition* that there shall be no open flames, forges or anvils used or operated on the premises; that all repair work shall be confined to minor repairs of automobiles; that all power-driven machinery shall be confined to not more than one-half horsepower each electric machines; that any signs shall be limited to one projecting electric sign on the front of the building indicating the name and nature of the business conducted on the premises, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

270-31-BZ.

APPLICANT—Thomas I. Sheridan, for 220 West 61st Street Corp., owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



# MINUTES

PREMISES AFFECTED—218-234 West 61st street, Manhattan.

## APPEARANCES—

For Applicant: Norman N. McNamara.

ACTION OF BOARD—Application reopened and resolution modified.

## THE VOTE TO REOPEN AND MODIFY—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

## THE RESOLUTION—

(270-31-BZ)

WHEREAS, Thomas I. Sheridan, for 220 West 61st Street Corp., owner, filed, May 29, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 218-234 West 61st street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 17, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 61st street and Amsterdam avenue are in a business district; West 60th street, West End avenue and West 62nd street are in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 27, 1931 (re N. B. App. No. 105-1931), reads:

"1. Public garage in business district is prohibited. Art. 2, Sec. 4, Zoning Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 250 ft. and a depth of 100 ft. 5 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the street upon which is located the premises under appeal, 61st street from Amsterdam avenue to West End avenue, is surrounded on three sides by an unrestricted use district, the only restricted use being the 100 ft. west of Amsterdam avenue, along Amsterdam avenue, which is business use and West 61st street which is zoned as business; and

WHEREAS, the board in previous applications granted garage use in West 61st street between Amsterdam avenue and West End avenue when brought under sections 7e and 21 of the building zone resolution; and

WHEREAS, this application is predicated upon sections 7e and 21 of the building zone resolution, both of which sections the board deems applicant has substantiated; and

WHEREAS, this application was granted by the board at its meeting, July 17, 1931, and applicant requested a modification as to installation of division wall.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building to be erected shall be not more than one story in height above grade, constructed fireproof throughout; that the easterly and westerly gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be constructed of face brick and architectural terra cotta or stone trim; that any sale of gasoline shall be confined within the building lines of the building to be erected on the premises; that the front of any ramp installed on the premises shall be set back not less than 10 ft. from the building line; that the garage may be subdivided into two approximately equal areas by a fire wall extending 3 ft. above the roof unpierced; the entrances to the garage from West 61st street shall be confined to four in number, two in each section of the building, openings of which shall be

not more than 12 ft. wide each, with curb cuts directly in front of said openings not more than 14 ft. wide each; that any skylights installed in the roof shall be set back from the easterly and westerly gable walls not less than 15 ft. and shall be equipped with plain glass with wire guards above and below; all permits required shall be obtained within six months and all work involved completed within eighteen months from the date of this action.

227-30-BZ.

APPLICANT—The Cord Meyer Company, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit the erection, in a residence district, of a proposed extension to an existing garage for the storage of more than five (5) motor vehicles located in a business district.

PREMISES AFFECTED—88-01 to 88-19 Roosevelt avenue, north side, from 88th to 89th streets, Elmhurst, Borough of Queens.

## APPEARANCES—

For Applicant: Robert Tappan.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE TO REOPEN AND AMEND—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

## THE RESOLUTION—

(227-30-BZ)

WHEREAS, Robert Tappan, substituted for G. Medwin Peck, for The Cord Meyer Co., owner, filed, March 31, 1930; denied July 8, 1930; reopened January 27, 1931; denied March 3, 1931; reopened April 7, 1931, an application, under the building zone resolution, to permit the erection, in a residence district, of a proposed extension to an existing garage for the storage of more than five motor vehicles located in a business district (previously denied); premises 88-01 to 88-19 Roosevelt avenue, north side, from 88th to 89th street, Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 19, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Roosevelt avenue is in a business district; 88th street is in a residence district, and 89th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 9, 1930 (re Alt. No. 993-1930), reads:

"1. It is contrary to the Zone Law to enlarge a garage located wholly within a business district and extending it into a residence district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 200 ft. on Roosevelt avenue, 180 ft. on 88th street and 180 ft. on 89th street; on the southerly portion of the plot there is located a two-story garage, 200 ft. by 100 ft. in area, which lies in the business use district; it is proposed to erect a two-story fireproof extension to the north of this existing garage; the extension to be 200 ft. by 80 ft. in area and is located in a residence district; and

WHEREAS, under Cal. No. 328-29-BZ the board granted an application for a two-story garage extending from 88th to 89th streets for a distance of 100 ft. from Roosevelt avenue, which was subsequently reopened and amended to permit the extension from two stories to a four-story building running through from 88th to 89th streets facing on Roosevelt avenue; under Cal. No. 227-30-BZ an application was denied under section 21 of the building zone resolution for a two-story garage adjoining one under Cal. No. 328-29-BZ and entirely in residence use district 80 ft. front running through from 88th to 89th streets as the adjoining



# MINUTES

property owner to the north on 88th street filed an objection, stating he intended to build an apartment house; this apartment house has since been erected and the owner's objection withdrawn; on request of applicant this case was reopened, subject to an inspection, which was made, and request was made for the granting of the application on condition that the amendment to the resolution of Cal. No. 328-29-BZ be rescinded, making it a two-story garage extending from Roosevelt avenue 180 ft. on 88th and 89th streets, with the exception of a 6-foot court to be maintained above street level, running through from 88th to 89th streets; and

WHEREAS, applicant in support of his application under section 7g has filed more than the requisite number of consents under that section; and

WHEREAS, the board deems that applicant is entitled to relief under sections 7g and 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, May 19, 1931, on certain conditions, and applicant requested a modification of these conditions to permit egress from cellar.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed extension shall be built fireproof throughout, two stories above grade in height, and shall be of the same architectural design and of the same materials as the present garage located on Roosevelt avenue and 88th and 89th streets; that there shall be no vehicular entrance to the extension into the residence use district on either 88th or 89th streets; any entrance thereon shall be confined to one emergency exit, not exceeding a width of 6 ft., one located on 88th street and one on 89th street; immediately adjoining the business use district there shall be erected on the building line of 88th and 89th streets for the full width of the 6-foot court an ornamental iron picket fence, not less than 8 ft. high with a 3-foot emergency gate on each street front to remain closed at all times; that the proposed extension shall be used solely for the storage of cars of the pleasure-car type, prohibiting taxicabs or commercial trucks; there shall be no store use made of either the 88th or 89th street frontages of the proposed extension; there shall be no advertis-

ing signs of any nature or description on the proposed extension; there shall be no gasoline storage of any nature or description except that in the tanks of the cars stored on the premises; no motor vehicle repair work of any nature or description shall be permitted in the residence use portion of the premises; that the facing of the building shall be returned on the court side of the extension under appeal not less than 4 ft. from 88th street and 89th street; the gable wall on the court side running through from 88th to 89th streets shall be unpierced throughout its height and length, except for two openings in rear foundation wall, not more than 3 ft. 8 in. wide, equipped with self-closing, fireproof doors; any skylights installed shall be set back not less than 20 ft. from the lot line, glazed with plain glass with wire guards above and below; all permits required shall be obtained within six months and all work involved thereby completed within eighteen months from the date of this action.

## AREA FIXED.

(364-31-BZ)

The chairman presented and read a communication from Emil Guterman, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 139-15 South Conduit boulevard (Sunrise highway), 74 ft. east of 245th street (Prospect place), Rosedale, Borough of Queens.

The following area was approved by the board:

The south side of Conduit boulevard (Sunrise highway) from a point 400 ft. west of the premises in question to a point 400 ft. east of proposed site; both sides of 245th street (Prospect place) from Cross Island boulevard to South Conduit boulevard (Sunrise highway); both sides of 159th (Sherman) avenue from South Conduit boulevard (Sunrise highway) to a point 100 ft. southeast of 246th street (Clinton avenue); also, both sides of 246th street (Clinton avenue) from a point 250 ft. southwest of 159th street (Sherman avenue) to South Conduit boulevard (Sunrise highway).

Adjourned 3.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, JULY 28, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

230-31-A.

APPELLANT—Peter C. Spence, Bureau of Fire Prevention; Sulken Block Realty Co., owner.

SUBJECT—Appeal for the revocation of certificate of occupancy No. 4425 issued by the superintendent of buildings, under date of March 22, 1922.

PREMISES AFFECTED—117 West 33rd street, Manhattan.

### APPEARANCES—

For Appellant: Inspector Peter Maher, fire department.

For Owner: D. J. Comyns.

For Administration: Assistant Engineer Samuel Becker, bureau of buildings, Manhattan.

ACTION OF BOARD—Laid over to September 15, 1931, at 2 p. m., pending receipt of opinion of corpora-

tion counsel on condition that not more than eight persons be engaged in building at factory work.

244-31-A.

APPELLANT—Herman Goldman, for Samek Realty Corporation, lessee.

SUBJECT—Appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—29 West 34th street, Manhattan.

### APPEARANCES—

For Appellant: Donald Bowne.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 15, 1931, at 2 p. m., on request of appellant's representative.

284-31-A.

APPELLANT—Leon G. Godley, for Proctor & Gamble Mfg. Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—North side of Richmond avenue, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.



# MINUTES

## APPEARANCES—

FOR APPELLANT—John Lehman.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to September 22, 1931, at 2 p. m., subject to inspection and report by committee of the board.

353-31-A.

APPELLANT—Thomas W. Lamb, Inc., for Wilthan Realty Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner. PREMISES AFFECTED—1230-1248 Third avenue, 183-187 East 71st street and 182-184 East 72nd street, Manhattan.

## APPEARANCES—

For Appellant: Thomas W. Lamb.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

## THE RESOLUTION—

(353-31-A)

WHEREAS, Thomas W. Lamb, Inc., for Wilthan Realty Corp., owner, filed, July 1, 1931, an appeal from a decision of the fire commissioner, affecting premises 1230-1248 Third avenue, 183-187 East 71st street and 182-184 East 72nd street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered July 13, 1931 (Plan No. 596-31), reads:

"1. A pressure tank is not permitted to feed a standpipe system, only a gravity tank may be installed and same must be in full accordance with the standpipe fire line rules of the Board of Standards and Appeals effective June 23, 1928, and of the Fire Department."; and

WHEREAS, the building, in course of construction, is fireproof, two stories (70 ft.) in height, 125 ft. by 204 ft., approximately 25,000 sq. ft. in area; OCCUPIED as office and also as a theatre, seating approximately 2,700 persons; the offices occupied by approximately 30 persons; EQUIPPED with a sprinkler system; and

WHEREAS, the appellant proposes to provide, in lieu of the required gravity tank supplying the standpipe system, a pressure tank; contends that the gravity tank located 20 ft. above the main roof would present an unsightly appearance, and contends that the proposed pressure tank, properly housed, would present an architectural effect in conformity with surrounding structures and would tend to conserve the residential character of the neighborhood.

*Resolved*, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

321-31-A.

APPELLANT—E. B. Maynard, for S. T. Johnson Company, for Hotel Woodward Company.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—1724-1728 Broadway and 208-210 West 55th street, southeast corner, Manhattan.

## APPEARANCES—

For Appellant: E. B. Maynard.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

|                   |   |
|-------------------|---|
| Affirmative ..... | 0 |
|-------------------|---|

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott .....

4

Absent .....

0

## THE RESOLUTION—

(321-31-A)

WHEREAS, E. B. Maynard, for S. T. Johnson Co., for Hotel Woodward Co., filed, June 25, 1931, an appeal from a decision of the superintendent of buildings, affecting premises 1724-1728 Broadway and 208-210 West 55th street, southeast corner, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered June 20, 1931 (App. No. 1283-1931), reads:

"3. Proximity to subway walls should comply with Rule No. 3 of Fuel Oil Rules."; and

WHEREAS, the building is fireproof, twelve stories in height, 77 ft. 9 in. by 86 ft. 8 in., irregular; OCCUPIED as a hotel; equipped with a standpipe system; and

WHEREAS, the appellant proposes to install a fuel oil burning system for heating purposes, to bury a 7,500-gallon storage tank under the Broadway sidewalk, the bottom of which will be 10 ft. 3 in. above the roadbed of subway and located 11 ft. from the wall of subway, using fuel oil known as No. 6 A. P. A., 14 degrees Baume; and

WHEREAS, the appellant claims the outside wall of the vault between the proposed tank and subway is of stone masonry 20 in. in thickness; that the tank will be encased with 12 in. of stone concrete and filled in around the concrete with dry sand in sufficient quantity to absorb any oil in the event of a leak; that the foundation under the tank is solid rock; furthermore, the appellant contends there is no other available space at the premises to locate the storage tank.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

246-31-A.

APPELLANT—F. E. Griffin, for Pilgrim Steam Laundry Co., owner.

SUBJECT—Appeal from an order of the fire commissioner. PREMISES AFFECTED—631-649 17th street and 1102-1110 Prospect avenue, Brooklyn.

## APPEARANCES—

For Appellant: F. E. Griffin and H. K. Wilder.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

|                                                                           |   |
|---------------------------------------------------------------------------|---|
| Affirmative: Commissioners Holland and Guilfoyle .....                    | 2 |
| Negative: Temporary Chairman Connell and Assistant Chief McElligott ..... | 2 |
| Absent .....                                                              | 0 |

## THE RESOLUTION—

(246-31-A)

WHEREAS, F. E. Griffin, for Pilgrim Steam Laundry Co., owner, filed, May 19, 1931, an appeal from an order of the fire commissioner, affecting premises 631-649 17th street and 1102-1110 Prospect avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 24, 1931 (Order No. 83534-F), reads:

"1. Install an approved standpipe system in accordance with the rules of the Board of Standards and Appeals, Sec. 580-1, Ch. 5, Code of Ordinances."; and

WHEREAS, the building is fireproof, four and five stories in height, facing on four street fronts, with a frontage of 217 ft. 3 in. on 17th street and 180 ft. 4 in. on 11th avenue and 58 ft. 6 in. on Prospect avenue; subdivided into a number of sections and occupied as a steam laundry; OCCUPIED: cellar, laundering, 28 persons; 1st story, office and shipping, 151 persons; 2nd story, laundering, 180 persons;



# MINUTES

3rd story, laundering, 174 persons; 4th story, cafeteria, 7 persons; building being equipped with a sprinkler system; and

WHEREAS, appellant contends that on each of the street fronts within the confines of the sidewalk area immediately surrounding the building are city fire hydrants; that in connection with the sprinkler system there is a 25,000-gallon tank; the area is also provided with four siamese connections as prescribed by the fire department; the building is equipped with a fire alarm signal system and fire extinguishers are provided throughout the building; fire drills are maintained at regular intervals; that the building was erected in 1911 and that an addition was built in 1928, and petitioner requests to be relieved of providing a standpipe.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

242-31-A.

APPELLANT—Joseph D. Weiss, for Fourteen East Seventeenth Street Realty Corporation, owner.

SUBJECT—Appeal from an order and a decision of the superintendent of buildings.

PREMISES AFFECTED—10-12 East 17th street, Manhattan.

APPEARANCES—

For Appellant: Harry B. Hemsley.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Absent ..... 0

THE RESOLUTION—

(242-31-A)

WHEREAS, Joseph D. Weiss, for Fourteen East Seventeenth Street Realty Corp., owner, filed, May 9, 1931, an appeal from an order and a decision of the superintendent of buildings, affecting premises 10-12 East 17th street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated March 18, 1931 (Order No. 197-1931), reads:

"In that of obstructing interior stairway by means of a locked door at bottom of stairway, 3rd floor, and preventing access to roof of building, contrary to Section 159 Building Code.";

and

WHEREAS, the decision of the superintendent of buildings, rendered May 8, 1931 (re Violation No. 197-1931), reads:

"You are hereby advised that unless you proceed to comply with the requirements of violation No. 197 of 1931 not later than ten days from the date of this letter, which directs you to remove the locked door at the bottom of the stairway at the third floor which prevents access to the roof of the above premises, a summons will be issued and the case taken to court for prosecution.";

and

WHEREAS, the premises consist of two buildings, non-fireproof, each four stories and basement in height, No. 12 being 25 ft. by 60 ft. in area on the first story and 25 ft. by 45 ft. in area above; No. 10 being 25 ft. by 92 ft. in area on the first story and 25 ft. by 45 ft. in area above; the buildings being connected by an opening in the party wall on the first story, protected by a fireproof, sliding door, each building being provided with an interior stairway, extending from the first story to the top story, and a party wall fire escape on the rear; OCCUPIED: basement, storage and store; 1st story, store; 2nd and 3rd stories, vacant; 4th story, studio; and

WHEREAS, the appellant contends that the doorway which is at the bottom of the stairway at the third floor is a sash

door with a large glass panel, easily broken in case of fire; the fourth story is used for studio purposes at the present time, and not more than four persons occupying the entire building above the first story at the present time; the door at the foot of the stairway being maintained locked from the outside and easily opened from the inside; Certificate of Occupancy No. 15306-29 provided for a total occupancy in the building of eighty persons.

Resolved, that the order and decision of the superintendent of buildings be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

361-31-A.

APPELLANT—John J. Hallahan, for Estate of John J. Hallahan, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—142-146 West 49th street, Manhattan.

APPEARANCES—

For Appellant: Gus T. Smith.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(361-31-A)

WHEREAS, John J. Hallahan, for Estate of John J. Hallahan, owner, filed, July 20, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 142-146 West 49th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 13, 1931 (Order No. 85191-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sections 580-581, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered July 16, 1931, reads:

"This will reply to your letter of July 1st, 1931, with reference to Order 85191-F, in which you request re-issuance of this violation up to the present date as you would like to ask for a modification in reference to same, and in according to date May 13th, 1931, your time for appeal has expired.

"Your request that we reissue Order 85191-F as of present date is denied.";

and

WHEREAS, the building is fireproof, twelve stories in height, 64 ft. 4½ in. by 90 ft. in area; OCCUPIED as a hotel; EQUIPPED with a standpipe system; and

WHEREAS, the appellant claims the building was erected in 1901 and at that time complied with all the requirements of law; that the standpipes are fed from a large tank, 8,000 gallons capacity, the bottom of which is 16 ft. above the hose outlet in the highest story; and

WHEREAS, the building was erected in 1901, at which time the present standpipe system was installed.

Resolved, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above the top story outlet, the building being twelve stories in height, the pent house in excess of 25 per cent of the roof area, on condition that the bottom of the tank shall be not less than 13 ft. 4 in. above the top story roof outlet; that the hose in the top story shall be equipped with ½-inch nozzles; that the use of the pent house shall be confined to the storage of linens,



# MINUTES

and that the standpipe system shall comply with the rules in all other respects and building be not increased in height or area.

127-31-A.

APPELLANT—David B. Cahn, one of the adjoining owners of premises 116 East 61st street; Doctors' Owning Corp., owner.

SUBJECT—Appeal from decision of the superintendent of buildings, re revocation of certificate of occupancy No. 17151-1930, issued by the superintendent of buildings.

PREMISES AFFECTED—115-119 East 61st street, Manhattan.

APPEARANCES—

For Appellant: Monroe Friedman.

For Owner: Sidney Mattison.

For Administration: Assistant Engineer Samuel Becker, of bureau of buildings.

ACTION OF BOARD—Appeal to revoke certificate of occupancy denied.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY—

Affirmative: Assistant Chief McElligott ..... 1

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle..... 3

Absent ..... 0

THE RESOLUTION—

(127-31-A)

WHEREAS, David B. Cahn, neighboring property owner, against Doctors' Owning Corp., owner, filed, March 17, 1931, an appeal from the decision of the superintendent of buildings, refusing to revoke Certificate of Occupancy No. 17151-1930, affecting premises 115-119 East 61st street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered February 25, 1931, reads:

"In reply to your letter of February 19th, 1931, in which you wish to be advised of our decision with respect to two matters to wit:

"1. Whether we will modify or revoke the Certificate of Occupancy issued on the above premises, and

"2. Whether we will institute appropriate proceedings to enforce the Building Zone Resolution?

"I beg to state in answer to your first question that this Bureau has no authority to revoke the Certificate of Occupancy; the Board of Standards and Appeals is the only body that may revoke the Certificate.

"In answer to question 2, I beg to state that a number of inspections were made by inspectors of this Bureau and it was found that the chemist is conducting his place for the convenience of the sanitarium only for they were unable to purchase any supplies from him.

"However, this matter has been turned over to the Chief Inspector to keep this premises under observation."

and

WHEREAS, the premises consist of a lot 57 ft. by 100 ft. 5 in., upon which is erected a fourteen-story fireproof building, 57 ft. by 93 ft., occupied by a chemist, pharmacist and sanitarium, located within a residence use district; and

WHEREAS, the appellant claims that the certificate of occupancy permits the first story of the building in question to be used for a chemist and pharmacist for a sanitarium, with the following note—"Note: The chemist and pharmacist on first floor to be conducted for the convenience of sanatorium only. No doctors' offices in this building except for those of doctors connected with the sanitarium"; that such business occupancy is unlawful and is also specifically prohibited by article 2, section 3 of the zone resolution; furthermore, the appellant contends that the chemist and pharmacist on the first story are selling all kinds of drugs, toilet and kindred merchandise and offering them for sale to the public; and

WHEREAS, the premises consist of a building erected for the use of a sanitarium, in which building is conducted a

pharmacy operated as a concession and for the use of the patrons of the sanitarium only, no merchandise being sold to those outside of the building in question; and

WHEREAS, there is no general merchandise sold in this pharmacy, such as sold in an ordinary drug store, such as sodas, candies, cigars and other different wares as sold in a drug store; the drugs, however, that are sold on the premises are sold for the patients, evidently for profit; and

WHEREAS, there are no signs or advertising display of any nature or description on the outside of the premises indicating such a business conducted inside.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the appeal be and it hereby is denied.

248-31-A.

APPELLANT—Croker National Fire Prev. Eng. Co., for Whalen Brothers, owners.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—219-227 Grand street and 677-693 Driggs avenue, northeast corner, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell,

Commissioners Holland and Guilfoyle and

Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(248-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Whalen Bros., owners, filed, May 20, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 219-227 Grand street and 677-693 Driggs avenue, northeast corner, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 11, 1931 (Order No. 84112-F), reads:

"1. Provide a separate and distinct system of automatic sprinklers throughout the building having at least two sources of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals, May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919."

and

WHEREAS, the decision of the fire commissioner, rendered April 30, 1931, reads:

"Replying to your communication of April 25th, 1931, in which a request is made for an elimination of Order No. 84112-F to install an approved sprinkler system in the premises named above, you are advised, that after careful examination of the records, it is shown that upon a recent special inspection and report made by the Supervising Inspector of this Bureau, in company with the Captain of Engine Company, in that district, shows that the premises consist of a group of buildings of non-fireproof construction heavily stocked with furniture, household furnishings, clothing, women's wearing apparel, hats, etc., also that in their judgement it must be classified under Rule 47 of the Board of Standards and Appeals as a department store, therefore, the installation of a sprinkler system is required.

"I therefore regret to advise you that this office is without authority to waive or modify the order in question.

"However, if you feel that compliance with this order will create a hardship and undue expense, you have an alternative to appeal to the Board of Standards and Appeals, Room 1001 to 1015, Municipal Building, Manhattan, New York."

and



# MINUTES

WHEREAS, the building is non-fireproof, three stories in height, 100 ft.  $\frac{1}{2}$  in. by 119 ft.  $6\frac{1}{2}$  in. in area on the first story and 100 ft.  $\frac{1}{2}$  in. by 38 ft. 6 in., irregular, above; OCCUPIED: cellar, storage and showroom; 1st story, showroom and office, men's and boy's clothing and hats, 15 persons; 2nd story, showroom, ladies' dresses, 2 persons; 3rd story, showrooms, no persons; means of EGRESS consist of an interior stairway, extending from the cellar to the third story, with scuttle and ladder to roof on both the front and rear sections of the building, also an interior stairway in the center section, extending from the basement to the third story; and

WHEREAS, the appellant contends that the requirement for the installation of the sprinkler system is due to the fact that the fire department has classified this building as a department store under rule 47 of the sprinkler rules; that the premises in question is occupied throughout by one concern as a furniture store; a small portion at the easterly end of the first story approximately 75 ft. by 24 ft. is used as a clothing and suit department; a section on the second story approximately 24 ft. 6 in. by 44 ft. is used solely for the selling of ladies' dresses and the rest of the premises throughout is occupied as a furniture store, selling only bedding and carpets and not selling any of the articles usually sold in department stores, such as piece goods, notions and celluloid articles, millinery, etc.; that the premises have been occupied for over forty years, and that there are water tanks and water pipes distributed throughout the premises; and

WHEREAS, appellant further contends that this is not a department store; and

WHEREAS, the building was erected in 1881, at which time the present use was installed and has been in use ever since.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that a one-source system shall be installed for the first story and cellar connected to the city main; that the occupancy other than the furniture stores shall be confined to two uses, one the men's and boys' clothing shop located on the east side of the premises in the first story with an area of approximately 24 ft. by 75 ft., the second, the ladies' dress shop, located on the second story, with an area of approximately 24.6 ft. by 44 ft.; that the ladies' dress shop shall be separated from the balance of the building by a fire wall, with but one opening, equipped with a self-closing, fireproof door; that there shall be no manufacturing of any nature or description or alteration of goods bought on the premises conducted on the premises, and that the building shall be not increased in height or area.

57-31-A.

APPELLANT—Samuel Rosenblum, for McGibbon & Company, lessee.

SUBJECT—Application for reopening—modification—re appeal from orders of the fire commissioner.

PREMISES AFFECTED—1-3 West 37th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(57-31-A)

WHEREAS, Samuel Rosenblum, for McGibbon & Co., lessee, filed, February 2, 1931, an appeal from orders of the fire commissioner, affecting premises 1-3 West 37th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated January 14, 1931, read:

"Order No. 81625-F:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Secs. 580-581, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.";

and

"Order No. 81625-F:

"1. Replace all plain glass in windows at East and North sides of building with wired glass. Sec. 375, Ch. 5, Code of Ordinances.";

and

WHEREAS, the building, erected in 1911, is fireproof, eleven stories in height, 50 ft. by 98 ft. 9 in. in area; OCCUPIED: 1st story, salesroom, household linens and office, 11 persons; 2nd story, salesroom, furniture, 6 persons; 3rd story, salesroom, lace curtains, 6 persons; 4th story beds and bedding, 4 persons; 5th story, vacant at present; 6th story, salesroom, laces, 13 persons; 7th story, manufacture of lace curtains, draperies (hemming, etc.), 14 persons; 8th story, salesroom, silks, 2 persons; 9th story, office and storage and partly vacant, 4 persons; 10th story, salesroom and shipping, 5 persons; 11th story, salesroom, ladies' gowns, 24 persons; (vacant floor when occupied will not exceed capacity of interior stairs); and

WHEREAS, there are twelve windows on the fifth and sixth stories and three (southerly) windows on the seventh story in the east wall of the building within 50 ft. of the roof of a (church) building to the east and two windows on each story above the first story in the south wall of the court at the northwest corner of the building; one window on each story above the first story in the east wall of said court and, also, another window on the top story in the same wall, all within 30 ft. of openings in neighboring building to the northwest; and

WHEREAS, appellant contends, as to the windows in the east wall of the building, that these windows are protected with a line of sprinkler heads running parallel to and within 5 ft. of said windows; that the openings forming the exposures in the court at the northwest corner of the building are formed by fireproof windows in the neighboring buildings, and as to the 5,000-gallon gravity tank (3,500 gallons reserved for standpipe use), contends that it is located 7 ft. above the top outlet, and requests, in view of the existing automatic sprinkler system, with central office connection, the acceptance of existing conditions; and

WHEREAS, the standpipe system in this building was installed in 1911 and was in the same relative location as it is at the present time; and

WHEREAS, this appeal was granted by the board at its meeting, May 12, 1931, on certain conditions, and appellant requested a modification as to occupancy.

*Resolved*, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, as to Order No. 81626-F, Item 1, *on condition* that the bottom of the standpipe tank shall be not less than 7 ft. above the top story outlet; that the building shall be equipped with a two-source wet sprinkler system with a central office connection; that the hose on the top floor shall be equipped with a  $\frac{1}{2}$ -inch tip nozzle and that there shall be a reserve of 3,500 gallons maintained for the standpipe system, and *granted*, as to Order No. 81625-F, Item 1, only so far as it affects the windows not within 30 ft. horizontally of the center of the skylight of the church roof projected to the easterly wall of the building under appeal and within 50 ft. in elevation of the roof of the church, and *denied* as far as it affects the tier of windows on the easterly wall adjoining the stairway at the northeast corner of the building and windows in court, northwest portion, same tier of windows; that the building shall not be increased in height or area; that the occupancy shall be limited to the legal capacity of the primary means of exit; that the use shall remain substantially unchanged; that the line of sprinkler heads along the easterly wall shall be not more than 5 ft. from said wall.



# MINUTES

## PETITIONS FOR VARIATIONS.

1-31-S.

PETITIONER—Peyser & Harris, for Maurice Mesard, owner.

SUBJECT—Variation of the labor law, as cited in order and decision of the fire commissioner.

PREMISES AFFECTED—285 Livingston street, Brooklyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 15, 1931, at 2 p. m., to apply for certificate of occupancy for factory use.

395-30-S.

PETITIONER—Philip J. Sinnott, substituted for Croker National Fire Prev. Eng. Co., for 303 Fourth Avenue Corp., lessee.

SUBJECT—Application for reopening—reconsideration—re variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing September 15, 1931, at 2p m.

THE VOTE TO REOPEN AND SET FOR HEARING—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

323-31-S.

PETITIONER—R. G. & W. M. Cory, for Starrett Lehigh Corp., owner of building and lessee of land.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—245-249 11th avenue, 601-649 West 26th street, 200-214 13th avenue and 600-652 West 27th street, Manhattan.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

274-31-S.

PETITIONER—United Real Estate Owners Association, for The Wall Street Journal Publishing Co., owner.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—453-457 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: Peter Brandt.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

## THE RESOLUTION—

(274-31-S)

WHEREAS, United Real Estate Owners Association, for The Wall Street Journal Publishing Co., owner, filed, June 1, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 453-457 West 30th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 19, 1930 (Order No. 78732-LD), reads:

"1. Extend interior stairway at rear of building to roof as per Section 270 of the Labor Law."; and

WHEREAS, the decision of the fire commissioner, rendered May 27, 1931, reads:

"This will reply to your letter of May 22nd, 1931, regarding Order 78732-LD, in which you state you are taking an appeal from said order, and since the twenty day period has expired you respectfully request that we issue this order as of this date.

"Your request is denied.";

and

WHEREAS, the building is fireproof, five stories in height, 74 ft. 11 in. by 90 ft. in area at first story and 74 ft. 11 in. by 80 ft. in area above; OCCUPIED: cellar, storage and reel room, 3 persons; 1st story, mailing and press room, 44 persons; 2nd story, printing, 1 person; 3rd story, factory work, 30 persons; 4th story, offices, 30 persons; 5th story, vacant; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to top story (the southerly stairway extends to the roof), enclosed in brick and hollow tile partitions, with fireproof doors at openings; ROOFS of adjoining building: 5 ft. to 8 ft. 2 in. lower at east; and

WHEREAS, the petitioner claims the adjoining building is a refrigeration plant; that the roof is occupied with a large amount of the equipment and is not a safe means of exit; that to extend the rear stairway to roof would involve a large expense and an unnecessary hardship; furthermore, the petitioner contends that adequate means of access to roof is provided by the southerly (front) stairway, which extends to roof.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *affirmed*, and that the petition be and it hereby is *denied*.

1155-22-S.

PETITIONER—Samuel Rosenblum, for McGibbon & Co., lessee.

SUBJECT—Application for reopening—modification—re variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1-3 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(1155-22-S)

WHEREAS, Samuel Rosenblum, for McGibbon & Co., lessee, filed, September 28, 1922, a petition with the board of standards and appeals for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1-3 West 37th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"1. Provide a safe and unobstructed egress from the



# MINUTES

lower termination of interior stairway at the northeast corner of building to the street. \* \* \*"; and

WHEREAS, the building is fireproof, eleven stories in height, 50 ft. by 98 ft. 9 in. in area; OCCUPIED: 1st to 5th stories, dealer in curtains, rugs, etc., 58 persons; 6th story, salesrooms, 8 persons; 7th story, swing curtains, 16 persons; 8th story, wholesale silk, 10 persons; 9th story, advertising agency, 50 persons; 10th story, novelty combs, 15 persons; salesroom, 1 person; 11th story, advertising agency, 10 persons; the means of EGRESS consisting of two interior fireproof stairways, extending from first story to the roof, the rear stairway terminating in first story, with egress through store to street, a ladder which leads through window to court yard; and

WHEREAS, petitioner contends that the building is used mostly for salesrooms and that there is a sprinkler system, a fire alarm signal system and a watchman's clock system, and requests that the present means of egress be accepted; and

WHEREAS, this petition was granted by the board at its meeting, December 26, 1922, on certain conditions, and petitioner requested a modification as to occupancy.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and the petition be and it hereby is *granted on condition* that egress be provided by doorway protected by fire door in the first story rear leading to adjoining yard of property to the east, with proper exit sign over said door, consent for such egress to be filed with the fire department, and granted so long as the use remains substantially unchanged and the occupancy be limited to the legal capacity of the primary means of exit.

272-31-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for A. C. Realty Co., Inc., owner

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—4802-4804 New Utrecht avenue, southwest corner of 48th street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                          |   |
|------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, |   |
| Commissioners Holland and Guilfoyle and  |   |
| Assistant Chief McElligott .....         | 4 |
| Negative .....                           | 0 |
| Absent .....                             | 0 |

THE RESOLUTION—

(272-31-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for A. C. Realty Co., Inc., owner, filed, May 29, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 4802-4804 New Utrecht avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 2, 1931 (Order No. 83816-LD), reads:

"1. Extend both interior stairways to roof, as per Sec. 271 of the Labor Law.

"2. Provide secondary means of egress for each occupant on 3rd story as per Sec. 271 of the Labor Law."; and

WHEREAS, the decision of the fire commissioner, rendered May 20, 1931, reads:

"In reply to your letter of May 15th, advising that you have been retained by the owners to appeal from the requirements of order 83816-LD and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued. Therefore, your request is denied."; and

WHEREAS, the building is non-fireproof, three stories in height, 40 ft. by 52 ft., irregular, in area; OCCUPIED: 1st story, store, 6 persons; 2nd story, dressmaking, 30 persons; 3rd story, two separate living apartments; EXITS: two interior wooden stairways, extending from the first story to top story, enclosed in wood stud, lath and plaster partitions, with wooden doors at openings; an iron ladder from each interior stairs in public hall on top story leading to a roof scuttle; an exterior party balcony at third story, on the west side of the building, having non-fireproof windows opening thereon; ROOFS of adjoining building: same level at south; and

WHEREAS, the petitioner claims the building was erected about thirty years ago; as to Item 1, that the means of access to roof is adequately provided with two iron ladders in top story hall leading to roof; as to Item 2, that each living apartment on third story is provided with two means of exits, by means of an interior stairway and a horizontal exit consisting of an exterior fire escape party balcony connecting the two separate apartments; furthermore, the petitioner contends that the third story is used for living purposes, and under such condition the labor law does not apply; and

WHEREAS, the premises consist of a three-story building, the first story being occupied as a store, the second story dressmaking and the third story two living apartments.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and the petition be and it hereby is *granted*, as to Order No. 83816-LD, Item 1, *on condition* that the southerly stairway shall be extended to the roof as required and the northerly stairway shall be equipped with with a double-rung iron ladder to a scuttle in the roof, adjacent to the present stairway; *granted*, as to Item 2, *on condition* that a party wall balcony shall be provided on the third story connecting the two living apartments with a double-rung iron ladder to the roof and a 60-degree fire escape from third story balcony to the courtyard to the rear of the premises under appeal; that a safe means of egress shall be provided from the courtyard to the street, and the requirements of the labor law shall be complied with in all other respects and building to be not increased in height or area.

456-26-S.

PETITIONER—William F. Doyle, for Bethlehem Engineering Co., owner.

SUBJECT—Petition for a variation from the requirements of the labor law as cited in an order of the fire commissioner.

PREMISES AFFECTED—206 W. 51st street, 1648-1650 Broadway and 778-780 7th avenue, Manhattan.

APPEARANCES—

For Petitioner: Benjamin N. Brody.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                          |   |
|------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, |   |
| Commissioners Holland and Guilfoyle and  |   |
| Assistant Chief McElligott .....         | 4 |
| Negative .....                           | 0 |
| Absent .....                             | 0 |

THE RESOLUTION—

(456-26-S)

WHEREAS, Bethlehem Engineering Co., owner, requested a reopening and modification of this case granted by the board at its meeting, October 5, 1926, and modified at its meeting, December 17, 1929; and

WHEREAS, William F. Doyle, for Bethlehem Engineering Co., owner, filed, May 21, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 206 West 51st street, 1648-1650 Broadway and 778-780 Seventh avenue, Borough of Manhattan; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated July 1, 1926, reads:

"Order No. 48289-LF:

"Discontinue the use of the premises for factory purposes in accordance with Certificate of Occupancy No. 5990 issued by the Supt. of Buildings on March 7, 1923, until a certificate permitting such manufacturing has been obtained. Unless within 20 days such use shall cease, legal steps will be taken by this Department to prevent its continuance.";

and

WHEREAS, the building is fireproof, 13 stories in height, 58 ft. 11½ in. by 41 ft. 7 in. and 56 ft. 2 in., irregular, in depth; OCCUPIED: 1st story, stores; 2nd story, beauty parlor, 25 persons; 3rd story, manufacture of jewelry, 41 persons; 4th story, offices, 25 persons; 5th story, offices, 30 persons; 6th story, publishers, 50 persons; 7th story, tailor, 35 persons; 8th, 9th and 10th stories, offices, 25 persons on each story; 11th story, manufacture of instruments, 35 persons; 12th story, diamond cutting, 12 persons; 13th story, diamond cutting, 20 persons; EXITS: two interior fireproof stairways, one extending from the first story to roof, the other from first story to top story, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, the petitioner contends that this is a fireproof building, occupied by lofts and offices; equipped with a stand-pipe system; and

WHEREAS, the board of standards and appeals, under date of October 5, 1926, did make a variation; and

WHEREAS, the factory occupancy has been substantially reduced since that date, and it is proposed to discontinue the factory occupancy of the leases now in force on termination of the existing leases; and

WHEREAS, the petitioner asks that the case be reopened and varied to include the swing of the doors; the motion is to grant this further modification as to the swing of the doors, only on such floors as are maintained in office occupancy exclusively, and the request is now made for a modification as to wood partitions and accommodation stairway.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the width of the doors to both stairways, and swing of doors on such floors as are maintained in office occupancy exclusively, *on condition* that a screened outside iron stairway shall be extended from the top platform of the existing fire tower to the roof, and shall be not less than 44 in. wide, and *granted*, as to the accommodation stairway from first story to cellar, *on condition* that the stairway shall be solely for use of tenant of first story and cellar and only so long as two floors are in one tenancy and that the building shall otherwise have the required legal means of exit in addition to the accommodation stairway, and that the labor law requirements shall be complied with in all other respects; *denied* as to wood partitions.

247-31-S.

PETITIONER—Max Siegel, for Folkstone Holding Corp., owner.

SUBJECT—Variation of the labor law as cited in an order of the fire commissioner.

PREMISES AFFECTED—462 Mott avenue, The Bronx.

APPEARANCES—

For Petitioner: Max Siegel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell,  
Commissioners Holland and Guilfoyle and  
Assistant Chief McElligott

4

Negative

0

Absent

0

THE RESOLUTION—

(247-31-S)

WHEREAS, Max Siegel, for Folkstone Holding Corp., owner, filed, May 20, 1931, a petition for a variation from

the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 462 Mott avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated March 31, 1931 (Order No. 83717-LD), reads:

"1. Discontinue the use of the above premises occupied for factory purposes in violation of Sec. 270 of the Labor Law.

"NOTE: Plans for all structural changes should be filed in the Bureau of Buildings as required by Chapter 503, Laws of 1918.";

WHEREAS, the decision of the fire commissioner, rendered May 15, 1931, reads:

"This will reply to your letter of May 2nd, 1931, in which you request that a re-inspection of the premises be made so as to obtain the necessary recommendations in order to comply with the Labor Law relative to the factory occupancy.

"You are advised that such inspection has been made, the report of which indicates that the provisions of the Labor Law are not being complied with, in that the following must be provided:

"1. Provide exit signs and lights.

"2. Provide a second means of exit from cellar.

"3. Extend the interior stairway at northwest corner of building. Defects noted. Enclosure not completed at first story.

"5. Enclose interior stairway at southwest corner of building. Defects noted. Enclosure not completed at 1st and 2nd stories.

"6. Make doors to both interior stairways 44" wide.

"7. Make doors to interior stairway at southeast corner of building self-closing on 1st story.

"8. Provide hand rail on interior stairway on northwest 2nd story to roof.

"Your request to rescind violation No. 83717-LD must be denied.

"Respectfully,

"Bureau of Fire Prevention,

"By Peter C. Spence, Chief."

and

WHEREAS, the building is non-fireproof, two stories in height, 50 ft. by 98 ft. in area on the first story and 50 ft. by 88 ft. above; OCCUPIED: cellar, boiler room; 1st story, offices, showroom and storage, 2 persons; 2nd story, dress factory, 50 persons; means of EGRESS consist of a balcony on the front of the building with drop ladder to the street; an interior stairway on the Mott avenue front of the building, extending from the first story to the roof, with fireproof doors at the openings; an interior stairway at the rear of the building, extending from the first story to the second story, enclosed with fireproof partitions, with fireproof ceiling and fireproof doors at the openings, with egress at the termination of rear stairway through a fireproof passageway to street; and

WHEREAS, petitioner contends that a certificate of occupancy has been issued by the superintendent of buildings, Borough of The Bronx, Certificate of Occupancy No. 52-1930, for the use of the building as a showroom and factory and driveway; that the cellar occupies only a small portion of the area of the entire building, which is constructed entirely fireproof and has an exit to the street by means of an engineer's ladder into the areaway on the sidewalk; that there are no regular occupants of this cellar; as to extending the easterly stairway to the roof; the entire second floor is occupied by one tenant; the northerly stairway extends to the roof and egress from roof is to adjoining building to the north; that there is a fire escape balcony at the front of the building with a sliding drop ladder in case of emergency and petitions to be relieved as to Items 2 and 3.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and the petition be and it hereby is *granted*, as to Order No. 83717-LD, Item 2, *on condition* that in addition to the engineer's ladder at the front of the premises on Mott avenue, leading to the street and areaway, as indicated on the



# MINUTES

plans, a stairway shall be provided, acceptable to the fire department as a means of exit from the cellar to outside driveway on same property; *granted*, as to Item 3, *on condition* that the stairway at the Mott avenue front of the building be extended to bulkhead on the roof; that the factory occupancy should be confined to one tenant in factory work on the second story and one tenant in business use on the ground floor, and that the labor law shall be complied with in all other respects and building be not increased in height or area; *denied* as to Items 1, 5, 6, 7 and 8.

## APPLIANCES SUBMITTED FOR APPROVAL.

484-26-SA.

PETITIONER—Fink-Dumont-White, Inc., owner.

SUBJECT—Protectoseal Cover for Underground Tanks, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appliance approved.

THE VOTE TO APPROVE—

|                                          |   |
|------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, |   |
| Commissioners Holland and Guilfoyle and  |   |
| Assistant Chief McElligott .....         | 4 |
| Negative .....                           | 0 |
| Absent .....                             | 0 |

THE RESOLUTION—

(484-26-SA)

WHEREAS, Fink-Dumont-White, Inc., owner, filed, May 28, 1926, a petition with the board of standards and appeals for approval of their device known as the Protectoseal Cover for Underground Tanks; and

WHEREAS, this device was submitted to the fire department for test and report; and

WHEREAS, a report of the chief of the bureau of fire prevention dated July 28, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Protectoseal Cover for Underground Tanks when installed in accordance with report of the chief of the bureau of fire prevention.

317-31-SA.

PETITIONER—David Kaufman, for Oil-Elec-Tric Engineering Corp., owner.

SUBJECT—Oil-Elec-Tric Oil Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appliance approved.

THE VOTE TO APPROVE—

|                                          |   |
|------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, |   |
| Commissioners Holland and Guilfoyle and  |   |
| Assistant Chief McElligott .....         | 4 |
| Negative .....                           | 0 |
| Absent .....                             | 0 |

THE RESOLUTION—

(317-31-SA)

WHEREAS, David Kaufman, for Oil-Elec-Tric Engineering

Corp., owner, filed, June 23, 1931, a petition with the board of standards and appeals for approval of his device known as the Oil-Elec-Tric Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report and the report of the chief of the bureau of fire prevention dated July 28, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Oil-Elec-Tric Oil Burner for use in all installations when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention.

1307-27-SA.

PETITIONER—A. B. C. Fire Prevention Mfg. Co., Inc., substituted for Akron Brass Mfg. Co. of New York, Inc.

SUBJECT—A. B. C. Angle Hose Valve, approval of.

APPEARANCES—

For Petitioner: R. O. Lund.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND—

|                                          |   |
|------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, |   |
| Commissioners Holland and Guilfoyle and  |   |
| Assistant Chief McElligott .....         | 4 |
| Negative .....                           | 0 |
| Absent .....                             | 0 |

THE RESOLUTION—

(1307-27-SA)

WHEREAS, William F. Wies, president, for The A. B. C. Fire Prevention Manufacturing Co., substituted for the Akron Brass Manufacturing Co., owner, filed, December 19, 1927, a petition with the board of standards and appeals for approval of their device known as the A B C 2½-Inch Angle Hose Valve; and

WHEREAS, this device was submitted to the fire department for test and report, and the report of the inspector of the bureau of fire prevention and engineer of board recommends the approval of the device; and

WHEREAS, petitioner amended this petition to include the A B C 2½-Inch Angle Hose Valve, 250 Pounds Type, and submitted reports of standard testing laboratories recommending the approval thereof.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the A B C 2½-Inch Angle Hose Valve for use as an approved 150-pound Type A hose valve and 250-pound Type B hose valve on standpipe fire lines in accordance with the report, *on condition* that he file with this board two certified copies of the test made by the laboratory for Type B valve on the forms of the board and two sample valves with Cal. 1307-27-SA cast in raised letters as required; approval not to become effective until above requirements are complied with.

Adjourned 7.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

- 380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.
- 195-30-SA—Simplex Water Pressure Reducing Valve, approval of.
- 260-30-SA—Scranton Steam Pumps, approval of.
- 359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.
- 494-30-SA—Holtzer-Cabot, Type PC and Type PS, Fire Alarm Systems, approval of.
- 568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.
- 730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.
- 735-30-SA—Petro Model P-2 Burner, approval of.
- 32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.
- 96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.
- 123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.
- 125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.
- 137-31-SA—Can't Pull Anti-Syphon Trap, approval of.
- 146-31-SA—Pressure Oil Burners, Models A, B and C, approval of.
- 224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.
- 225-31-SR—Rules for Inclined Stairway Invalid Lift.
- 250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.
- 251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.
- 255-31-SA—Nichols-McCann-Harrison Burners, approval of.
- 260-31-SA—Mackler Film Rewinder and Renovator, approval of.
- 283-31-SA—Humphrey Gas Unit Heater, approval of.
- 297-31-SA—Autocraft Oil Burner, B 1 Model, approval of.
- 298-31-SA—Deming Fuel Oil Pump, approval of.
- 327-31-SA—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.
- 348-31-SA—S. A. Ghapco Steam Generator, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement:

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                               |     |
|--------------------------------------------|------|-----------------------------------------------------|-----|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                     | 72  |
| Cases filed up to July 29, 1931.....       | 377  | Dismissed .....                                     | 31  |
| Restored to calendar.....                  | 77   | Denied .....                                        | 118 |
|                                            |      | Granted .....                                       | 4   |
|                                            |      | Granted on condition.....                           | 269 |
|                                            |      | Appliances approved.....                            | 40  |
|                                            |      | Appliances dismissed, disapproved or withdrawn..... | 25  |
|                                            |      | Rules approved.....                                 | 6   |
|                                            |      | Rules disapproved or rescinded.....                 | 9   |
| MISCELLANEOUS APPLICATIONS.                |      | MISCELLANEOUS ACTIONS.                              |     |
| Requests to reopen.....                    | 223  | Requests to reopen granted.....                     | 178 |
| Requests to amend.....                     | 9    | Requests to reopen denied.....                      | 43  |
| Requests for modification.....             | 68   | Requests to amend granted.....                      | 9   |
| Requests to rescind.....                   | 4    | Requests to amend denied.....                       | 0   |
| Requests for extension of time.....        | 42   | Requests for modification granted.....              | 51  |
| Requests for extension of permit.....      | 5    | Requests for modification denied.....               | 17  |
| Requests for mechanical installations..... | 1    | Requests to rescind granted.....                    | 4   |
| Requests for approval of plans.....        | 9    | Requests to rescind denied.....                     | 0   |
| Administrative requests.....               | 0    | Requests for extension of time granted.....         | 41  |
| Requests for interpretation.....           | 1    | Requests for extension of time denied.....          | 1   |
|                                            |      | Requests for extension of permit granted.....       | 4   |
|                                            |      | Requests for extension of permit denied.....        | 1   |
|                                            |      | Requests to install granted.....                    | 0   |
|                                            |      | Requests to install denied.....                     | 1   |
|                                            |      | Plans approved.....                                 | 9   |
|                                            |      | Plans disapproved.....                              | 0   |
|                                            |      | Administrative requests granted.....                | 0   |
|                                            |      | Administrative requests denied or withdrawn.....    | 0   |
|                                            |      | Interpretations .....                               | 1   |
|                                            |      | Requests withdrawn or dismissed.....                | 2   |
| Total .....                                | 1233 | Total .....                                         | 927 |
| Disposed of.....                           | 927  |                                                     |     |
| Cases pending July 29, 1931.....           | 306  |                                                     |     |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the posting of the calendars on the bulletin board in the hearing can be entertained in view of this publication and

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My subscription is to begin with the issue for....., 1931.



352.05  
NEW

THE LIBRARY OF THE  
MUNICIPALITY OF NEW YORK

# BULLETIN

OF THE  
UNIVERSITY OF ILLINOIS

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building New York City.

Vol. XVI

Subscription  
\$2.50 a year

AUGUST 11, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 32

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND

JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT

WILLIAM J. O'GORMAN, *Secretary*.

EDWARD V. BARTON, *Chief Clerk*.

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

*All communications should be addressed to the chairman of the board*

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Notice on Revised Elevator Rules.

Notice of Public Hearing on Proposed Amendment to Plumbing Rules.

Notice of Public Hearing on Proposed Paint Spraying Rules.

Proposed Amendments to "Standpipe"—"Fireline" Rules.

Reserve Calendar.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 15, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 22, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to August 5, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                 |
|-----------------|--------------------|-----------------------------------------------------------|
| 390-31-S.....   | F.D.....           | 12 Dutch st., Man.,<br>L. D. 85624                        |
| 389-31-BZ.....  | B.B.B....          | 6513-6521 Fifth ave., Bklyn.,<br>Applic. 9632-1931        |
| 388-31-A.....   | F.D.....           | 536-538 Broadway, Man.,<br>F-81755                        |
| 387-31-BZ.....  | B.B.Q....          | 212-01 Northern blvd., Bayside,<br>Q., N. B. 2158-1931    |
| 386-31-BZ.....  | B.B.B....          | 4913-4923 Avenue D, Bklyn.,<br>Applic. 8082-1931          |
| 385-31-S.....   | F.D.....           | 2248 Broadway, Man.,<br>L. F. 84892 & L. F. 84893         |
| 384-31-BZ.....  | B.B.B....          | 2596-2604 Linden blvd., Bklyn.,<br>Applic. 1120-1930      |
| 383-31-BZ.....  | B.B.Bx...          | 3240 Eastchester rd., Bx.,<br>N. B. 585-1931              |
| 382-31-BZ.....  | B.B.Q....          | 109-04 Northern blvd., Corona,<br>Q., N. B. 3698-1931     |
| 381-31-A.....   | F.D.....           | 416-422 Broome st., Man.,<br>F-86181                      |
| 380-31-A.....   | F.D.....           | 1236-1286 Atlantic ave., Bklyn.,<br>F-86707               |
| 379-31-SA.....  | F.D.....           | The Lenahan Gas & Steam Coil<br>for garage use, Appliance |
| 378-31-BZ.....  | B.B.B....          | 107-109-111 3rd pl., Bklyn.,<br>Applic. 7480-1931         |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## ADJOURNMENT.

*Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 15, 1931, at 10 a. m., and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.*

*During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business. The hours for consultation are from 10 a. m. to 1 p. m.—Saturdays excepted.*

## CALL OF CLERK'S CALENDAR

**TUESDAY, SEPTEMBER 15, 1931, AT 2 P. M.**

*Building Zone Cases.*

229-31-BZ.

APPLICANT—Matthew W. Del Gaudio, for Enavon Realty Corp. and Navone Bros., Inc., owners.

PREMISES—18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

264-31-BZ.

APPLICANT—Cairn Operating Corp., owner.

PREMISES—93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building (store).

273-31-BZ.

APPLICANT—Kenlon-Michels Engineering & Contracting Co., Inc., for Rita Shue, owner.

PREMISES—154-156 East 84th street, Manhattan.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

147-31-BZ.

APPLICANT—Tony Andruk, owner.

PREMISES—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be occupied as a store and dwelling (previously dismissed for lack of prosecution; reopened and restored to the Calendar July 14, 1931).

53-29-BZ.

APPLICANT—Edward L. Kelly, for Harry Barrow, owner.

PREMISES—5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and the time in which to obtain permits and complete work has expired; reopened July 14, 1931).

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners.

PREMISES—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

**SEPTEMBER 15, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of



# CALENDAR

the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 168-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William Richter, applicant, on behalf of Frederick R. De Nyse, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the use as a motor vehicle repair shop; premises 142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

CAL. NO. 189-31-BZ—Application, April 29, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Wooster Lumber Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

CAL. NO. 235-31-BZ—Application, May 16, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of Robert Gladstone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Brooklyn.

CAL. NO. 243-31-BZ—Application, May 19, 1931, under section 21 of the building zone resolution, of Walter C. Martin, applicant, on behalf of Board of Education, City of New York, owner, to permit in a one and one-half times height district the erection of the street wall of a building in excess of the height permitted under the building zone resolution; premises 133-143 East 16th street, Manhattan.

CAL. NO. 320-31-BZ—Application, June 24, 1931, under sections 6, 7a, 7c, 7e and 21 of the building zone resolution, of LeRoy P. Ward, applicant, on behalf of the Big Four Realty Corp., lessee, and the Estate of John R. Slattery, owner, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 15, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

241-31-A—119 West 33rd street, Manhattan.  
239-31-A—105 West 42nd street, Manhattan.  
253-31-A—429-431 Kent avenue, Brooklyn.  
275-31-A—280-290 East 134th street, The Bronx.  
230-31-A—117 West 33rd street, Manhattan.  
244-31-A—29 West 34th street, Manhattan.

### *Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.  
1-31-S—285 Livingston street, Brooklyn.

## SEPTEMBER 15, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 22, 1931, AT 2 P. M.

### *Building Zone Cases.*

29-31-BZ.  
APPLICANT—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.  
PREMISES—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building (previously denied; reopened July 21, 1931).

984-22-BZ.  
APPLICANT—Dora Goldfein, owner.  
PREMISES—2379 Tiebout avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted for a temporary permit; reopened July 21, 1931).

202-27-BZ.  
APPLICANT—Blazius Wenzler, owner.



# CALENDAR

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

SEPTEMBER 22, 1931, 10 A. M.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 3-31-BZ—Application, January 2, 1931, under section 21 of the building zone resolution, of W. Bryce Rea, applicant and owner, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

CAL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sec-

tions 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 169-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William F. Regan, applicant, on behalf of Ferdinand Polti, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

SEPTEMBER 22, 1931, 2 P. M.

## *Appeals from Administrative Orders.*

200-31-A—12-16 West 116th street and 5-9 West 115th street, Manhattan.

203-31-A—18 West 53rd street, Manhattan.

284-31-A—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.

286-31-A—707-709 Broadway and 270-272 Mercer street, Manhattan.

287-31-A—402-408 Lafayette street and 708 Broadway, Manhattan.

SEPTEMBER 25, 1931, 2 P. M.

## SPECIAL MEETING.

### *Rules.*

353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 29, 1931, AT 2 P. M.

### *Building Zone Cases.*

254-31-BZ.

APPLICANT—Max Siegel, for C. Ciampi Realty & Building Corp., owner.



# CALENDAR

PREMISES—346-356 Morris Park avenue and 1206 Wyatt avenue, southeast corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

271-31-BZ.

APPLICANT—Emil Guterman, for Adam Woll, owner.

PREMISES—94-56 to 94-58 221st street, Queens Village, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor.

## SEPTEMBER 29, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 29, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 232-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of Henry W. Lyall, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

CAL. NO. 178-30-BZ—Application, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for John Jos. Carroll, on behalf of Teresina Grilli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 29, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

182-31-A—667 Madison avenue, southeast corner of East 61st street, Manhattan.

183-31-A—3038 Emmons avenue, Brooklyn.

214-31-A—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

### *Petitions for Variations.*

195-31-S—13-17 Forrest street, Brooklyn.

201-31-S—1215-1225 Broadway, Manhattan.

212-31-S—25 Forrest street, Brooklyn.

213-31-S—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

## OCTOBER 6, 1931, 10 A. M.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

of the building zone resolution, *Tuesday morning, October 6, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on

CAL. NO. 234-31-BZ—Application, May 16, 1931, under sections 7f and 21 of the building zone resolution, of Triest Contracting Corp., applicant and lessee, on behalf of Norman G. Degnon, owner, to permit in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction; premises northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# PUBLIC HEARING

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[396-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

# PUBLIC HEARING

## PROPOSED PAINT, VARNISH AND LACQUER SPRAYING RULES

[353-30-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, September 25, 1931, at 2 p. m., Room 1013, Municipal Building, on proposed Paint, Varnish and Lacquer Spraying Rules.

Rule for putting into effect the provision of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of paint, varnish stain and lacquer spraying apparatus.

1. All rooms or compartments wherein paint, varnish, stain, lacquer or similar material are sprayed, shall be provided with adequate ventilation to be secured by mechanical means or otherwise to secure change of air. The room or booth shall be enclosed on three sides and the air shall be changed at least four times a minute.

2. No open flame or spark-producing apparatus shall be

maintained or operated in any room in which paint, varnish, stain, lacquer or similar material are sprayed.

3. Electric motors, if used within a room as specified above, shall be of the inductive type or of the full enclosed type and shall not be located in ventilating ducts. Ventilating duct termination shall not be placed in proximity to open windows, fire escapes or other exits nor near an open flame.

4. If paints, varnish, lacquers, stain or similar materials are stored in a building they shall be stored in approved cabinets or vaults within the building.

5. Fan blades shall be constructed of non-ferrous metal.

6. The exhaust of the ventilating system shall be kept in proper repair and shall be inspected by the person in charge at least once a week for defects. When spraying operations are in progress the ventilating system shall be kept in full operation. All ducts and vent pipes shall be thoroughly cleaned.

# PUBLIC HEARING

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling.\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.

3. A 4-inch emergency drain with gate valve.

4. House lines taken from outside of tank.

5. Tank properly heated and provided with overflow line.

6. Tank shall not be fed through fire line.

7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.

8. An iron ladder of substantial construction, properly braced, extending to top of tank.

9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.



# PUBLIC HEARING

13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath

and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

#### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.

195-30-SA—Simplex Water Pressure Reducing Valve, approval of.

260-30-SA—Scranton Steam Pumps, approval of.

359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.

494-30-SA—Holtzer-Cabot, Type PC and Type PS, Fire Alarm Systems, approval of.

568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.

730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.

735-30-SA—Petro Model P-2 Burner, approval of.

32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.

96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.

123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.

125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.

137-31-SA—Can't Pull Anti-Syphon Trap, approval of.

146-31-SA—Pressure Oil Burners, Models A, B and C, approval of.

224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.

225-31-SR—Rules for Inclined Stairway Invalid Lift.

250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.

251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.

255-31-SA—Nichols-McCann-Harrison Burners, approval of.

260-31-SA—Mackler Film Rewinder and Renovator, approval of.

283-31-SA—Humphrey Gas Unit Heater, approval of.

297-31-SA—Autocraft Oil Burner, B 1 Model, approval of.

298-31-SA—Deming Fuel Oil Pump, approval of.

327-31-SA—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.

348-31-SA—S. A. Ghapco Steam Generator, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                               |     |
|--------------------------------------------|------|-----------------------------------------------------|-----|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                     | 72  |
|                                            |      | Dismissed .....                                     | 31  |
|                                            |      | Denied .....                                        | 118 |
| Cases filed up to August 5, 1931.....      | 390  | Granted .....                                       | 4   |
|                                            |      | Granted on condition.....                           | 269 |
|                                            |      | Appliances approved.....                            | 40  |
| Restored to calendar.....                  | 77   | Appliances dismissed, disapproved or withdrawn..... | 25  |
|                                            |      | Rules approved.....                                 | 6   |
|                                            |      | Rules disapproved or rescinded.....                 | 9   |
| MISCELLANEOUS APPLICATIONS.                |      | MISCELLANEOUS ACTIONS.                              |     |
| Requests to reopen.....                    | 223  | Requests to reopen granted.....                     | 178 |
| Requests to amend.....                     | 9    | Requests to reopen denied.....                      | 43  |
| Requests for modification.....             | 68   | Requests to amend granted.....                      | 9   |
| Requests to rescind.....                   | 4    | Requests to amend denied.....                       | 0   |
| Requests for extension of time.....        | 42   | Requests for modification granted.....              | 51  |
| Requests for extension of permit.....      | 5    | Requests for modification denied.....               | 17  |
| Requests for mechanical installations..... | 1    | Requests to rescind granted.....                    | 4   |
| Requests for approval of plans.....        | 9    | Requests to rescind denied.....                     | 0   |
| Administrative requests.....               | 0    | Requests for extension of time granted.....         | 41  |
| Requests for interpretation.....           | 1    | Requests for extension of time denied.....          | 1   |
|                                            |      | Requests for extension of permit granted.....       | 4   |
|                                            |      | Requests for extension of permit denied..           | 1   |
|                                            |      | Requests to install granted.....                    | 0   |
|                                            |      | Requests to install denied.....                     | 1   |
|                                            |      | Plans approved.....                                 | 9   |
|                                            |      | Plans disapproved.....                              | 0   |
|                                            |      | Administrative requests granted.....                | 0   |
|                                            |      | Administrative requests denied or withdrawn.....    | 0   |
|                                            |      | Interpretations .....                               | 1   |
|                                            |      | Requests withdrawn or dismissed.....                | 2   |
| Total .....                                | 1246 | Total .....                                         | 927 |
| Disposed of.....                           | 927  |                                                     |     |
| Cases pending August 5, 1931.....          | 319  |                                                     |     |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First,* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the of the posting of the calendars on the bulletin board in the hearing can be entertained in view of this publication and

offices of the board and of the further publication of the calendars in the daily press.

*Fourth,* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth,* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My subscription is to begin with the issue for....., 1931.



352.05  
NEW

mun. Ref.

# BULLETIN

OF THE

THE LIBRARY OF THE

AUG 24 1931

UNIVERSITY OF ILLINOIS

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 508, Laws of 1910, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI      Subscription      AUGUST 18, 1931      Single Copies, 5 cents      No. 33  
\$2.50 a year      By mail, 7 cents

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND

JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELLIGOTT

WILLIAM J. O'GORMAN, *Secretary*.

EDWARD V. BARTON, *Chief Clerk*.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, *Tuesday, September 15, 1931*, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on *Tuesday, September 22, 1931*, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Notice on Revised Elevator Rules.

Notice of Public Hearing on Proposed Amendment to Plumbing Rules.

Notice of Public Hearing on Proposed Paint Spraying Rules.

Proposed Amendments to "Standpipe"—"Fireline" Rules.

Reserve Calendar.

Progress Report.

Correction.



# CALENDAR

## DOCKET.

*New Cases Filed up to August 12, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                       |
|-----------------|--------------------|-------------------------------------------------|
| 394-31-A.....   | F.D.....           | 335-341 W. 16th st., Man.,<br>F-86187           |
| 393-31-BZ.....  | B.B.Bx...          | 3215 East Tremont ave., Bx.,<br>Decision        |
| 392-31-BZ.....  | B.B.Bx...          | 1534-1540 Grand concourse, Bx.,<br>N. B. 634-21 |
| 391-31-A.....   | F.D.....           | 461 W. 125th st., Man.,<br>F-82933              |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## ADJOURNMENT.

*Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 15, 1931, at 10 a. m., and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.*

*During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business. The hours for consultation are from 10 a. m. to 1 p. m.—Saturdays excepted.*

## CALL OF CLERK'S CALENDAR

**TUESDAY, SEPTEMBER 15, 1931, AT 2 P. M.**

*Building Zone Cases.*

229-31-BZ.  
APPLICANT—Matthew W. Del Gaudio, for Enavon Realty Corp. and Navone Bros., Inc., owners.  
PREMISES—18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

264-31-BZ.

APPLICANT—Cairn Operating Corp., owner.  
PREMISES—93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a business building (store).

273-31-BZ.

APPLICANT—Kenlon-Michels Engineering & Contracting Co., Inc., for Rita Shue, owner.  
PREMISES—154-156 East 84th street, Manhattan.  
APPLICATION, under section 7e of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

147-31-BZ.

APPLICANT—Tony Andruk, owner.  
PREMISES—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a building to be occupied as a store and dwelling (previously dismissed for lack of prosecution; reopened and restored to the Calendar July 14, 1931).

53-29-BZ.

APPLICANT—Edward L. Kelly, for Harry Barrow, owner.  
PREMISES—5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and the time in which to obtain permits and complete work has expired; reopened July 14, 1931).

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners.  
PREMISES—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

**SEPTEMBER 15, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of



# CALENDAR

the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 168-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William Richter, applicant, on behalf of Frederick R. De Nyse, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the use as a motor vehicle repair shop; premises 142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

CAL. NO. 189-31-BZ—Application, April 29, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Wooster Lumber Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

CAL. NO. 235-31-BZ—Application, May 16, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of Robert Gladstone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Brooklyn.

CAL. NO. 243-31-BZ—Application, May 19, 1931, under section 21 of the building zone resolution, of Walter C. Martin, applicant, on behalf of Board of Education, City of New York, owner, to permit in a one and one-half times height district the erection of the street wall of a building in excess of the height permitted under the building zone resolution; premises 133-143 East 16th street, Manhattan.

CAL. NO. 320-31-BZ—Application, June 24, 1931, under sections 6, 7a, 7c, 7e and 21 of the building zone resolution, of LeRoy P. Ward, applicant, on behalf of the Big Four Realty Corp., lessee, and the Estate of John R. Slattery, owner, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 15, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

241-31-A—119 West 33rd street, Manhattan.  
239-31-A—105 West 42nd street, Manhattan.  
253-31-A—429-431 Kent avenue, Brooklyn.  
275-31-A—280-290 East 134th street, The Bronx.  
230-31-A—117 West 33rd street, Manhattan.  
244-31-A—29 West 34th street, Manhattan.

### *Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.  
1-31-S—285 Livingston street, Brooklyn.

## SEPTEMBER 15, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 22, 1931, AT 2 P. M.

### *Building Zone Cases.*

29-31-BZ.  
APPLICANT—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.  
PREMISES—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building (previously denied; reopened July 21, 1931).  
984-22-BZ.  
APPLICANT—Dora Goldfein, owner.  
PREMISES—2379 Tiebout avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted for a temporary permit; reopened July 21, 1931).

202-27-BZ.  
APPLICANT—Blazius Wenzler, owner.



# CALENDAR

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

## SEPTEMBER 22, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 22, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 3-31-BZ—Application, January 2, 1931, under section 21 of the building zone resolution, of W. Bryce Rea, applicant and owner, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

CAL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sec-

tions 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 169-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William F. Regan, applicant, on behalf of Ferdinand Poltl, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 22, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

200-31-A—12-16 West 116th street and 5-9 West 115th street, Manhattan.

203-31-A—18 West 53rd street, Manhattan.

284-31-A—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.

286-31-A—707-709 Broadway and 270-272 Mercer street, Manhattan.

287-31-A—402-408 Lafayette street and 708 Broadway, Manhattan.

## SEPTEMBER 25, 1931, 2 P. M.

### SPECIAL MEETING.

#### *Rules.*

353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 29, 1931, AT 2 P. M.

### *Building Zone Cases.*

254-31-BZ.

APPLICANT—Max Siegel, for C. Ciampi Realty & Building Corp., owner.



# CALENDAR

PREMISES—346-356 Morris Park avenue and 1206 Wyatt avenue, southeast corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

271-31-BZ.

APPLICANT—Emil Guterman, for Adam Woll, owner.

PREMISES—94-56 to 94-58 221st street, Queens Village, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor.

## SEPTEMBER 29, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 29, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 232-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of Henry W. Lyall, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

CAL. NO. 178-30-BZ—Application, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for John Jos. Carroll, on behalf of Teresina Grilli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 29, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

182-31-A—667 Madison avenue, southeast corner of East 61st street, Manhattan.

183-31-A—3038 Emmons avenue, Brooklyn.

214-31-A—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

### *Petitions for Variations.*

195-31-S—13-17 Forrest street, Brooklyn.

201-31-S—1215-1225 Broadway, Manhattan.

212-31-S—25 Forrest street, Brooklyn.

213-31-S—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

## OCTOBER 6, 1931, 10 A. M.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 6, 1931, at 10 o'clock, in Room 1013, Municipal Building, on*

the following matter:

CAL. NO. 234-31-BZ—Application, May 16, 1931, under sections 7f and 21 of the building zone resolution, of Triest Contracting Corp., applicant and lessee, on behalf of Norman G. Degnon, owner, to permit in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction; premises northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# PUBLIC HEARING

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[396-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

# PUBLIC HEARING

## PROPOSED PAINT, VARNISH AND LACQUER SPRAYING RULES

[353-30-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, September 25, 1931, at 2 p. m., Room 1013, Municipal Building, on proposed Paint, Varnish and Lacquer Spraying Rules.

Rule for putting into effect the provision of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of paint, varnish stain and lacquer spraying apparatus.

1. All rooms or compartments wherein paint, varnish, stain, lacquer or similar material are sprayed, shall be provided with adequate ventilation to be secured by mechanical means or otherwise to secure change of air. The room or booth shall be enclosed on three sides and the air shall be changed at least four times a minute.

2. No open flame or spark-producing apparatus shall be

maintained or operated in any room in which paint, varnish, stain, lacquer or similar material are sprayed.

3. Electric motors, if used within a room as specified above, shall be of the inductive type or of the full enclosed type and shall not be located in ventilating ducts. Ventilating duct termination shall not be placed in proximity to open windows, fire escapes or other exits nor near an open flame.

4. If paints, varnish, lacquers, stain or similar materials are stored in a building they shall be stored in approved cabinets or vaults within the building.

5. Fan blades shall be constructed of non-ferrous metal.

6. The exhaust of the ventilating system shall be kept in proper repair and shall be inspected by the person in charge at least once a week for defects. When spraying operations are in progress the ventilating system shall be kept in full operation. All ducts and vent pipes shall be thoroughly cleaned.

# PUBLIC HEARING

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.

3. A 4-inch emergency drain with gate valve.

4. House lines taken from outside of tank.

5. Tank properly heated and provided with overflow line.

6. Tank shall not be fed through fire line.

7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.

8. An iron ladder of substantial construction, properly braced, extending to top of tank.

9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.



# PUBLIC HEARING

13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath

and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

#### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.

195-30-SA—Simplex Water Pressure Reducing Valve, approval of.

260-30-SA—Scranton Steam Pumps, approval of.

359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.

494-30-SA—Holtzer-Cabot, Type PC and Type PS, Fire Alarm Systems, approval of.

568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.

730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.

735-30-SA—Petro Model P-2 Burner, approval of.

32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.

96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.

123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.

125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.

137-31-SA—Can't Pull Anti-Syphon Trap, approval of.

146-31-SA—Pressure Oil Burners, Models A, B and C, approval of.

224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.

225-31-SR—Rules for Inclined Stairway Invalid Lift.

250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.

251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.

255-31-SA—Nichols-McCann-Harrison Burners, approval of.

260-31-SA—Mackler Film Rewinder and Renovator, approval of.

283-31-SA—Humphrey Gas Unit Heater, approval of.

297-31-SA—Autocraft Oil Burner, B 1 Model, approval of.

298-31-SA—Deming Fuel Oil Pump, approval of.

327-31-SA—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.

348-31-SA—S. A. Ghapco Steam Generator, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                               |     |
|--------------------------------------------|------|-----------------------------------------------------|-----|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                     | 72  |
| Cases filed up to August 12, 1931.....     | 394  | Dismissed .....                                     | 31  |
| Restored to calendar.....                  | 77   | Denied .....                                        | 118 |
|                                            |      | Granted .....                                       | 4   |
|                                            |      | Granted on condition.....                           | 269 |
|                                            |      | Appliances approved.....                            | 40  |
|                                            |      | Appliances dismissed, disapproved or withdrawn..... | 25  |
|                                            |      | Rules approved.....                                 | 6   |
|                                            |      | Rules disapproved or rescinded.....                 | 0   |
| MISCELLANEOUS APPLICATIONS.                |      | MISCELLANEOUS ACTIONS.                              |     |
| Requests to reopen.....                    | 223  | Requests to reopen granted.....                     | 178 |
| Requests to amend.....                     | 9    | Requests to reopen denied.....                      | 43  |
| Requests for modification.....             | 68   | Requests to amend granted.....                      | 9   |
| Requests to rescind.....                   | 4    | Requests to amend denied.....                       | 0   |
| Requests for extension of time.....        | 42   | Requests for modification granted.....              | 51  |
| Requests for extension of permit.....      | 5    | Requests for modification denied.....               | 17  |
| Requests for mechanical installations..... | 1    | Requests to rescind granted.....                    | 4   |
| Requests for approval of plans.....        | 9    | Requests to rescind denied.....                     | 0   |
| Administrative requests.....               | 0    | Requests for extension of time granted.....         | 41  |
| Requests for interpretation.....           | 1    | Requests for extension of time denied.....          | 1   |
|                                            |      | Requests for extension of permit granted.....       | 4   |
|                                            |      | Requests for extension of permit denied..           | 1   |
|                                            |      | Requests to install granted.....                    | 0   |
|                                            |      | Requests to install denied.....                     | 1   |
|                                            |      | Plans approved.....                                 | 9   |
|                                            |      | Plans disapproved.....                              | 0   |
|                                            |      | Administrative requests granted.....                | 0   |
|                                            |      | Administrative requests denied or withdrawn.....    | 0   |
|                                            |      | Interpretations .....                               | 1   |
|                                            |      | Requests withdrawn or dismissed.....                | 2   |
| Total .....                                | 1250 | Total .....                                         | 927 |
| Disposed of.....                           | 927  |                                                     |     |
| Cases pending August 12, 1931.....         | 323  |                                                     |     |

## MINUTES

### \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, June 2, 1931, as they appeared in Bulletin No. 23, Vol. XVI, are hereby corrected to read as follows:

#### THE RESOLUTION—

(144-31-A)

WHEREAS, James F. Hunter, for Standard Gas Light Co., owner, filed, March 26, 1931, an appeal from an order of the fire commissioner, affecting premises 2138-2156 First avenue, 400-406 East 11th street and 401-407 East 110th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 10, 1931 (Order No. 83253-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sec. 580-1, Ch. 5, Code of Ordinances and rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the building, erected in 1913, is fireproof, ten stories in height, 107 ft. by 201 ft. 10 in. in area; OCCU-

\* Correction—Word in line 36 of resolution reading "½-inch" changed to read "2½-inch."

PIED by one concern as a gas meter and appliance repair shop and for the storage of gas refrigerators, approximately 500 persons in entire premises; and

WHEREAS, appellant contends that the standpipe system was installed in the building in 1913 and that the bottom of the 15,000-gallon capacity gravity tank (3,500 gallons reserved for standpipe use) is located 10 ft. above the outlet in the top story, and in view of the protection afforded by the sprinkler system, supplied from two 9,000-gallon pressure tanks and a 25,000-gallon gravity tank, requests the acceptance of existing conditions as to the location of the gravity tank; and

WHEREAS, the building was erected in 1913, at which time the present standpipe system was installed.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, only so far as it affects the elevation of the bottom of the tank above top story outlet, on condition that elevation of bottom of tank shall not be less than 10 ft. above top story hose outlet, and further, on condition, that the hose on top story shall be equipped with 2½-inch nozzle; that such additional fire-fighting appliances as shall be required by the fire department shall be installed; that the building shall be not increased in height or area, and that the standpipe system shall comply with the rules in all other respects.

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price \$1.25; by mail \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price 30c; by mail 35c.



52.05  
NEW

Man. Ref.

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

AUGUST 25, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 34

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND

JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT

WILLIAM J. O'GORMAN, *Secretary*.

EDWARD V. BARTON, *Chief Clerk*.

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

*All communications should be addressed to the chairman of the board*

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Notice on Revised Elevator Rules.

Notice of Public Hearing on Proposed Amendment to Plumbing Rules.

Notice of Public Hearing on Proposed Paint Spraying Rules.

Proposed Amendments to "Standpipe"—"Fireline" Rules.

Reserve Calendar.

Progress Report.

Correction.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

SEP 8 1931

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the *Administrative Code* Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 15, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 22, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to August 19, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                                        |
|-----------------|--------------------|----------------------------------------------------------------------------------|
| 404-31-BZ.....  | B.B.B....          | 6413-6423 Fort Hamilton pkwy.,<br>Bklyn., Applic. 7468-30                        |
| 403-31-S.....   | F.D.....           | 38-60 Corlears st., Man.,<br>L. D. 73251                                         |
| 402-31-A.....   | F.D.....           | 160-170 Jay st., Bklyn.,<br>L. C. 45279                                          |
| 401-31-BZ.....  | B.B.B....          | 1-19 Fifth ave., Bklyn.,<br>N. B. 9930-31                                        |
| 400-31-A.....   | F.D.....           | 2 Duane st., Man.,<br>F-84268                                                    |
| 399-31-S.....   | F.D.....           | 158 Monroe st., Man.,<br>L. D. 88074                                             |
| 398-31-A.....   | F.D.....           | 115-117 Water st., Man.,<br>F-84443                                              |
| 397-31-A.....   | F.D.....           | 34-36 W. 32nd st., Man.,<br>F-88014                                              |
| 396-31-SA.....  | F.D.....           | Schwarze—Single Stroke Bell<br>for Fire Alarm duty No. 37-A<br>& 37-D, Appliance |
| 395-31-BZ.....  | B.B.Q....          | 226-18 Merrick rd., Laurelton,<br>Q., N. B. 2720-1930                            |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## ADJOURNMENT.

*Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 15, 1931, at 10 a. m., and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.*

*During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business. The hours for consultation are from 10 a. m. to 1 p. m.—Saturdays excepted.*

## CALL OF CLERK'S CALENDAR

**TUESDAY, SEPTEMBER 15, 1931, AT 2 P. M.**

*Building Zone Cases.*

229-31-BZ.  
APPLICANT—Matthew W. Del Gaudio, for Enavon Realty Corp. and Navone Bros., Inc., owners.  
PREMISES—18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

264-31-BZ.

APPLICANT—Cairn Operating Corp., owner.  
PREMISES—93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a business building (store).

273-31-BZ.

APPLICANT—Kenlon-Michels Engineering & Contracting Co., Inc., for Rita Shue, owner.  
PREMISES—154-156 East 84th street, Manhattan.  
APPLICATION, under section 7e of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

147-31-BZ.

APPLICANT—Tony Andruk, owner.  
PREMISES—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a building to be occupied as a store and dwelling (previously dismissed for lack of prosecution; reopened and restored to the Calendar July 14, 1931).

53-29-BZ.

APPLICANT—Edward L. Kelly, for Harry Barrow, owner.  
PREMISES—5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and the time in which to obtain permits and complete work has expired; reopened July 14, 1931).

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners.  
PREMISES—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

**SEPTEMBER 15, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of



# CALENDAR

the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 168-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William Richter, applicant, on behalf of Frederick R. De Nyse, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the use as a motor vehicle repair shop; premises 142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

CAL. NO. 189-31-BZ—Application, April 29, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Wooster Lumber Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

CAL. NO. 235-31-BZ—Application, May 16, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of Robert Gladstone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Brooklyn.

CAL. NO. 243-31-BZ—Application, May 19, 1931, under section 21 of the building zone resolution, of Walter C. Martin, applicant, on behalf of Board of Education, City of New York, owner, to permit in a one and one-half times height district the erection of the street wall of a building in excess of the height permitted under the building zone resolution; premises 133-143 East 16th street, Manhattan.

CAL. NO. 320-31-BZ—Application, June 24, 1931, under sections 6, 7a, 7c, 7e and 21 of the building zone resolution, of LeRoy P. Ward, applicant, on behalf of the Big Four Realty Corp., lessee, and the Estate of John R. Slattery, owner, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 15, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

241-31-A—119 West 33rd street, Manhattan.  
239-31-A—105 West 42nd street, Manhattan.  
253-31-A—429-431 Kent avenue, Brooklyn.  
275-31-A—280-290 East 134th street, The Bronx.  
230-31-A—117 West 33rd street, Manhattan.  
244-31-A—29 West 34th street, Manhattan.

### *Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.  
1-31-S—285 Livingston street, Brooklyn.

## SEPTEMBER 15, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"-Fireline Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 22, 1931, AT 2 P. M.

### *Building Zone Cases.*

29-31-BZ.

APPLICANT—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.

PREMISES—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building (previously denied; reopened July 21, 1931).

984-22-BZ.

APPLICANT—Dora Goldfein, owner.

PREMISES—2379 Tiebout avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted for a temporary permit; reopened July 21, 1931).

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.



# CALENDAR

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

**SEPTEMBER 22, 1931, 10 A. M.**

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 3-31-BZ—Application, January 2, 1931, under section 21 of the building zone resolution, of W. Bryce Rea, applicant and owner, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

CAL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sec-

tions 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 169-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William F. Regan, applicant, on behalf of Ferdinand Poltl, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

**SEPTEMBER 22, 1931, 2 P. M.**

## *Appeals from Administrative Orders.*

200-31-A—12-16 West 116th street and 5-9 West 115th street, Manhattan.

203-31-A—18 West 53rd street, Manhattan.

284-31-A—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.

286-31-A—707-709 Broadway and 270-272 Mercer street, Manhattan.

287-31-A—402-408 Lafayette street and 708 Broadway, Manhattan.

**SEPTEMBER 25, 1931, 2 P. M.**

## *SPECIAL MEETING.*

### *Rules.*

353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

## **CALL OF CLERK'S CALENDAR**

**TUESDAY, SEPTEMBER 29, 1931, AT 2 P. M.**

### *Building Zone Cases.*

254-31-BZ.

APPLICANT—Max Siegel, for C. Ciampi Realty & Building Corp., owner.



# CALENDAR

PREMISES—346-356 Morris Park avenue and 1206 Wyatt avenue, southeast corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

271-31-BZ.

APPLICANT—Emil Guterman, for Adam Woll, owner.

PREMISES—94-56 to 94-58 221st street, Queens Village, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor.

## SEPTEMBER 29, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 29, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 232-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of Henry W. Lyall, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

CAL. NO. 178-30-BZ—Application, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for John Jos. Carroll, on behalf of Teresina Grilli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 29, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

182-31-A—667 Madison avenue, southeast corner of East 61st street, Manhattan.

183-31-A—3038 Emmons avenue, Brooklyn.

214-31-A—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

### *Petitions for Variations.*

195-31-S—13-17 Forrest street, Brooklyn.

201-31-S—1215-1225 Broadway, Manhattan.

212-31-S—25 Forrest street, Brooklyn.

213-31-S—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

## OCTOBER 6, 1931, 10 A. M.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 6, 1931, at 10 o'clock, in Room 1013, Municipal Building, on*

CAL. NO. 234-31-BZ—Application, May 16, 1931, under sections 7f and 21 of the building zone resolution, of Triest Contracting Corp., applicant and lessee, on behalf of Norman G. Degnon, owner, to permit in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction; premises northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



---

# PUBLIC HEARING

---

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[396-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

---

# PUBLIC HEARING

---

## PROPOSED PAINT, VARNISH AND LACQUER SPRAYING RULES

[353-30-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, September 25, 1931, at 2 p. m., Room 1013, Municipal Building, on proposed Paint, Varnish and Lacquer Spraying Rules.

Rule for putting into effect the provision of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of paint, varnish stain and lacquer spraying apparatus.

1. All rooms or compartments wherein paint, varnish, stain, lacquer or similar material are sprayed, shall be provided with adequate ventilation to be secured by mechanical means or otherwise to secure change of air. The room or booth shall be enclosed on three sides and the air shall be changed at least four times a minute.

2. No open flame or spark-producing apparatus shall be

maintained or operated in any room in which paint, varnish, stain, lacquer or similar material are sprayed.

3. Electric motors, if used within a room as specified above, shall be of the inductive type or of the full enclosed type and shall not be located in ventilating ducts. Ventilating duct termination shall not be placed in proximity to open windows, fire escapes or other exits nor near an open flame.

4. If paints, varnish, lacquers, stain or similar materials are stored in a building they shall be stored in approved cabinets or vaults within the building.

5. Fan blades shall be constructed of non-ferrous metal.

6. The exhaust of the ventilating system shall be kept in proper repair and shall be inspected by the person in charge at least once a week for defects. When spraying operations are in progress the ventilating system shall be kept in full operation. All ducts and vent pipes shall be thoroughly cleaned.

---

# PUBLIC HEARING

---

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.

3. A 4-inch emergency drain with gate valve.

4. House lines taken from outside of tank.

5. Tank properly heated and provided with overflow line.

6. Tank shall not be fed through fire line.

7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.

8. An iron ladder of substantial construction, properly braced, extending to top of tank.

9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.



# PUBLIC HEARING

13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath

and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

#### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 121-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

- 380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.
- 195-30-SA—Simplex Water Pressure Reducing Valve, approval of.
- 260-30-SA—Scranton Steam Pumps, approval of.
- 359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.
- 494-30-SA—Holtzer-Cabot, Type PC and Type PS, Fire Alarm Systems, approval of.
- 568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.
- 730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.
- 735-30-SA—Petro Model P-2 Burner, approval of.
- 32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.
- 96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.
- 123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.
- 125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.
- 137-31-SA—Can't Pull Anti-Syphon Trap, approval of.
- 146-31-SA—Pressure Oil Burners, Models A, B and C, approval of.
- 224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.
- 225-31-SR—Rules for Inclined Stairway Invalid Lift.
- 250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.
- 251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.
- 255-31-SA—Nichols-McCann-Harrison Burners, approval of.
- 260-31-SA—Mackler Film Rewinder and Renovator, approval of.
- 283-31-SA—Humphrey Gas Unit Heater, approval of.
- 297-31-SA—Autocraft Oil Burner, B 1 Model, approval of.
- 298-31-SA—Deming Fuel Oil Pump, approval of.
- 327-31-SA—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.
- 348-31-SA—S. A. Ghapco Steam Generator, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                               |     |
|--------------------------------------------|------|-----------------------------------------------------|-----|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                     | 72  |
| Cases filed up to August 19, 1931 .....    | 400  | Dismissed .....                                     | 31  |
| Restored to calendar.....                  | 77   | Denied .....                                        | 118 |
|                                            |      | Granted .....                                       | 4   |
|                                            |      | Granted on condition.....                           | 269 |
|                                            |      | Appliances approved.....                            | 40  |
|                                            |      | Appliances dismissed, disapproved or withdrawn..... | 25  |
|                                            |      | Rules approved.....                                 | 6   |
|                                            |      | Rules disapproved or rescinded.....                 | 9   |
| MISCELLANEOUS APPLICATIONS.                |      | MISCELLANEOUS ACTIONS.                              |     |
| Requests to reopen.....                    | 223  | Requests to reopen granted.....                     | 178 |
| Requests to amend.....                     | 9    | Requests to reopen denied.....                      | 43  |
| Requests for modification.....             | 68   | Requests to amend granted.....                      | 9   |
| Requests to rescind.....                   | 4    | Requests to amend denied.....                       | 0   |
| Requests for extension of time.....        | 42   | Requests for modification granted.....              | 51  |
| Requests for extension of permit.....      | 5    | Requests for modification denied.....               | 17  |
| Requests for mechanical installations..... | 1    | Requests to rescind granted.....                    | 4   |
| Requests for approval of plans.....        | 9    | Requests to rescind denied.....                     | 0   |
| Administrative requests.....               | 0    | Requests for extension of time granted.....         | 41  |
| Requests for interpretation.....           | 1    | Requests for extension of time denied.....          | 1   |
|                                            |      | Requests for extension of permit granted.....       | 4   |
|                                            |      | Requests for extension of permit denied..           | 1   |
|                                            |      | Requests to install granted.....                    | 0   |
|                                            |      | Requests to install denied.....                     | 1   |
|                                            |      | Plans approved.....                                 | 9   |
|                                            |      | Plans disapproved.....                              | 0   |
|                                            |      | Administrative requests granted.....                | 0   |
|                                            |      | Administrative requests denied or withdrawn.....    | 0   |
|                                            |      | Interpretations .....                               | 1   |
|                                            |      | Requests withdrawn or dismissed.....                | 2   |
| Total .....                                | 1256 | Total .....                                         | 927 |
| Disposed of.....                           | 927  |                                                     |     |
| Cases pending August 19, 1931 .....        | 329  |                                                     |     |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the of the posting of the calendars on the bulletin board in the hearing can be entertained in view of this publication and

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My subscription is to begin with the issue for....., 1931.



52.05  
NEW

Mem. Ref.

# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

SEPTEMBER 1, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 35

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL  
Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT  
WILLIAM J. O'GORMAN, *Secretary*.  
EDWARD V. BARTON, *Chief Clerk*.

OFFICE—Municipal Building, Rooms 1001 to 1015.  
TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

*All communications should be addressed to the chairman of the board*

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Notice on Revised Elevator Rules.

Notice of Public Hearing on Proposed Amendment to Plumbing Rules.

Notice of Public Hearing on Proposed Paint Spraying Rules.

Proposed Amendments to "Standpipe"—"Fireline" Rules.

Reserve Calendar.

Progress Report.

Correction.

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building Manhattan.

## HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 15, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 22, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to August 26, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                   |
|-----------------|--------------------|-------------------------------------------------------------|
| 416-31-BZ.....  | B.B.M....          | 159 W. 73rd st., Man.,<br>Zone Viol. 53-1931                |
| 415-31-A.....   | F.D.....           | 402 E. 3rd st., Man.,<br>L. C. 68011 & Decision             |
| 414-31-A.....   | F.D.....           | 262-268 11th ave., Man.,<br>F-85409                         |
| 413-31-S.....   | F.D.....           | 2061-2065 Broadway, Man.,<br>L. D. 85509 & Decision         |
| 412-31-A.....   | F.D.....           | 1674-1696 Atlantic ave., Bklyn.,<br>F-81649                 |
| 411-31-A.....   | T.H.D....          | 114-120 E. 53rd st., Man.,<br>Decision of T. H. D.          |
| 410-31-BZ.....  | B.B.Q....          | 175-14 Horace Harding blvd.,<br>Flushing, Q., N. B. 4258-31 |
| 409-31-BZ.....  | B.B.B....          | 702-732 Utica ave., Bklyn.,<br>Applic. 10464-31             |
| 408-31-S.....   | B.B.B....          | 1321-1323 61st st., Bklyn.,<br>Applic. 8943-31              |
| 407-31-A.....   | B.B.B....          | 1321-1323 61st st., Bklyn.,<br>Applic. 8943-31              |
| 406-31-A.....   | F.D.....           | 135-25 Northern blvd., Flushing,<br>Q., Applic. 1278-30     |
| 405-31-BZ.....  | B.B.B....          | 2130 Atlantic ave., Bklyn.,<br>Applic. 7295-31              |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## ADJOURNMENT.

*Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 15, 1931, at 10 a. m., and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.*

*During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business. The hours for consultation are from 10 a. m. to 1 p. m.—Saturdays excepted.*

## CALL OF CLERK'S CALENDAR

**TUESDAY, SEPTEMBER 15, 1931, AT 2 P. M.**

*Building Zone Cases.*

229-31-BZ.

APPLICANT—Matthew W. Del Gaudio, for Enavon Realty Corp. and Navone Bros., Inc., owners.

PREMISES—18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

264-31-BZ.

APPLICANT—Cairn Operating Corp., owner.

PREMISES—93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building (store).

273-31-BZ.

APPLICANT—Kenlon-Michels Engineering & Contracting Co., Inc., for Rita Shue, owner.

PREMISES—154-156 East 84th street, Manhattan.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

147-31-BZ.

APPLICANT—Tony Andruk, owner.

PREMISES—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be occupied as a store and dwelling (previously dismissed for lack of prosecution; reopened and restored to the Calendar July 14, 1931).

53-29-BZ.

APPLICANT—Edward L. Kelly, for Harry Barrow, owner.

PREMISES—5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and the time in which to obtain permits and complete work has expired; reopened July 14, 1931).

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners.

PREMISES—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

**SEPTEMBER 15, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of



# CALENDAR

the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 168-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William Richter, applicant, on behalf of Frederick R. De Nyse, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the use as a motor vehicle repair shop; premises 142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

CAL. NO. 189-31-BZ—Application, April 29, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Wooster Lumber Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

CAL. NO. 235-31-BZ—Application, May 16, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of Robert Gladstone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Brooklyn.

CAL. NO. 243-31-BZ—Application, May 19, 1931, under section 21 of the building zone resolution, of Walter C. Martin, applicant, on behalf of Board of Education, City of New York, owner, to permit in a one and one-half times height district the erection of the street wall of a building in excess of the height permitted under the building zone resolution; premises 133-143 East 16th street, Manhattan.

CAL. NO. 320-31-BZ—Application, June 24, 1931, under sections 6, 7a, 7c, 7e and 21 of the building zone resolution, of LeRoy P. Ward, applicant, on behalf of the Big Four Realty Corp., lessee, and the Estate of John R. Slattery, owner, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

HENRY L. CONNELL,  
*Temporary Chairman.*

SEPTEMBER 15, 1931, 2 P. M.

*Appeals from Administrative Orders.*

241-31-A—119 West 33rd street, Manhattan.  
239-31-A—105 West 42nd street, Manhattan.  
253-31-A—429-431 Kent avenue, Brooklyn.  
275-31-A—280-290 East 134th street, The Bronx.  
230-31-A—117 West 33rd street, Manhattan.  
244-31-A—29 West 34th street, Manhattan.

*Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.  
1-31-S—285 Livingston street, Brooklyn.

SEPTEMBER 15, 1931, 4 P. M.

SPECIAL MEETING.

*Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 22, 1931, AT 2 P. M.

*Building Zone Cases.*

29-31-BZ.  
APPLICANT—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.  
PREMISES—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building (previously denied; reopened July 21, 1931).

984-22-BZ.

APPLICANT—Dora Goldfein, owner.  
PREMISES—2379 Tiebout avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted for a temporary permit; reopened July 21, 1931).

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.



# CALENDAR

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

## SEPTEMBER 22, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 3-31-BZ—Application, January 2, 1931, under section 21 of the building zone resolution, of W. Bryce Rea, applicant and owner, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

CAL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sec-

tions 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 169-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William F. Regan, applicant, on behalf of Ferdinand Poltl, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 22, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

200-31-A—12-16 West 116th street and 5-9 West 115th street, Manhattan.

203-31-A—18 West 53rd street, Manhattan.

284-31-A—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.

286-31-A—707-709 Broadway and 270-272 Mercer street, Manhattan.

287-31-A—402-408 Lafayette street and 708 Broadway, Manhattan.

## SEPTEMBER 25, 1931, 2 P. M.

### SPECIAL MEETING.

#### *Rules.*

353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 29, 1931, AT 2 P. M.

### *Building Zone Cases.*

254-31-BZ.

APPLICANT—Max Siegel, for C. Ciampi Realty & Building Corp., owner.



# CALENDAR

PREMISES—346-356 Morris Park avenue and 1206 Wyatt avenue, southeast corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

271-31-BZ.

APPLICANT—Emil Guterman, for Adam Woll, owner.

PREMISES—94-56 to 94-58 221st street, Queens Village, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor.

## SEPTEMBER 29, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 29, 1931, at 10 o'clock, in Room 1013, Municipal Building,* on the following matters:

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 232-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of Henry W. Lyall, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

CAL. NO. 178-30-BZ—Application, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for John Jos. Carroll, on behalf of Teresina Grilli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 29, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

182-31-A—667 Madison avenue, southeast corner of East 61st street, Manhattan.

183-31-A—3038 Emmons avenue, Brooklyn.

214-31-A—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

### *Petitions for Variations.*

195-31-S—13-17 Forrest street, Brooklyn.

201-31-S—1215-1225 Broadway, Manhattan.

212-31-S—25 Forrest street, Brooklyn.

213-31-S—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

## OCTOBER 6, 1931, 10 A. M.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 6, 1931, at 10 o'clock, in Room 1013, Municipal Building,* on

CAL. NO. 234-31-BZ—Application, May 16, 1931, under sections 7f and 21 of the building zone resolution, of Triest Contracting Corp., applicant and lessee, on behalf of Norman G. Degnon, owner, to permit in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction; premises northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# PUBLIC HEARING

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[396-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

# PUBLIC HEARING

## PROPOSED PAINT, VARNISH AND LACQUER SPRAYING RULES

[353-30-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, September 25, 1931, at 2 p. m., Room 1013, Municipal Building, on proposed Paint, Varnish and Lacquer Spraying Rules.

Rule for putting into effect the provision of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of paint, varnish stain and lacquer spraying apparatus.

1. All rooms or compartments wherein paint, varnish, stain, lacquer or similar material are sprayed, shall be provided with adequate ventilation to be secured by mechanical means or otherwise to secure change of air. The room or booth shall be enclosed on three sides and the air shall be changed at least four times a minute.

2. No open flame or spark-producing apparatus shall be

maintained or operated in any room in which paint, varnish, stain, lacquer or similar material are sprayed.

3. Electric motors, if used within a room as specified above, shall be of the inductive type or of the full enclosed type and shall not be located in ventilating ducts. Ventilating duct termination shall not be placed in proximity to open windows, fire escapes or other exits nor near an open flame.

4. If paints, varnish, lacquers, stain or similar materials are stored in a building they shall be stored in approved cabinets or vaults within the building.

5. Fan blades shall be constructed of non-ferrous metal.

6. The exhaust of the ventilating system shall be kept in proper repair and shall be inspected by the person in charge at least once a week for defects. When spraying operations are in progress the ventilating system shall be kept in full operation. All ducts and vent pipes shall be thoroughly cleaned.

# PUBLIC HEARING

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.

3. A 4-inch emergency drain with gate valve.

4. House lines taken from outside of tank.

5. Tank properly heated and provided with overflow line.

6. Tank shall not be fed through fire line.

7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.

8. An iron ladder of substantial construction, properly braced, extending to top of tank.

9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.



# PUBLIC HEARING

13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath

and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

#### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve approval of.

380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.

195-30-SA—Simplex Water Pressure Reducing Valve, approval of.

260-30-SA—Scranton Steam Pumps, approval of.

359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.

494-30-SA—Holtzer-Cabot, Type PC and Type PS, Fire Alarm Systems, approval of.

568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.

730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.

735-30-SA—Petro Model P-2 Burner, approval of.

32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.

96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.

123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.

125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.

137-31-SA—Can't Pull Anti-Syphon Trap, approval of.

146-31-SA—Pressure Oil Burners, Models A, B and C, approval of.

224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.

225-31-SR—Rules for Inclined Stairway Invalid Lift.

250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.

251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.

255-31-SA—Nichols-McCann-Harrison Burners, approval of.

260-31-SA—Mackler Film Rewinder and Renovator, approval of.

283-31-SA—Humphrey Gas Unit Heater, approval of.

297-31-SA—Autocraft Oil Burner, B 1 Model, approval of.

298-31-SA—Deming Fuel Oil Pump, approval of.

327-31-SA—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.

348-31-SA—S. A. Ghapco Steam Generator, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                               |     |
|--------------------------------------------|------|-----------------------------------------------------|-----|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                     | 72  |
|                                            |      | Dismissed .....                                     | 31  |
|                                            |      | Denied .....                                        | 118 |
| Cases filed up to August 26, 1931 .....    | 412  | Granted .....                                       | 4   |
|                                            |      | Granted on condition.....                           | 269 |
| Restored to calendar.....                  | 77   | Appliances approved.....                            | 40  |
|                                            |      | Appliances dismissed, disapproved or withdrawn..... | 25  |
|                                            |      | Rules approved.....                                 | 6   |
|                                            |      | Rules disapproved or rescinded.....                 | 0   |
| MISCELLANEOUS APPLICATIONS.                |      | MISCELLANEOUS ACTIONS.                              |     |
| Requests to reopen.....                    | 223  | Requests to reopen granted.....                     | 178 |
| Requests to amend.....                     | 9    | Requests to reopen denied.....                      | 43  |
| Requests for modification.....             | 68   | Requests to amend granted.....                      | 9   |
| Requests to rescind.....                   | 4    | Requests to amend denied.....                       | 0   |
| Requests for extension of time.....        | 42   | Requests for modification granted.....              | 51  |
| Requests for extension of permit.....      | 5    | Requests for modification denied.....               | 17  |
| Requests for mechanical installations..... | 1    | Requests to rescind granted.....                    | 4   |
| Requests for approval of plans.....        | 9    | Requests to rescind denied.....                     | 0   |
| Administrative requests.....               | 0    | Requests for extension of time granted.....         | 41  |
| Requests for interpretation.....           | 1    | Requests for extension of time denied.....          | 1   |
|                                            |      | Requests for extension of permit granted.....       | 4   |
|                                            |      | Requests for extension of permit denied..           | 1   |
|                                            |      | Requests to install granted.....                    | 0   |
|                                            |      | Requests to install denied.....                     | 1   |
|                                            |      | Plans approved.....                                 | 9   |
|                                            |      | Plans disapproved.....                              | 0   |
|                                            |      | Administrative requests granted.....                | 0   |
|                                            |      | Administrative requests denied or withdrawn.....    | 0   |
|                                            |      | Interpretations .....                               | 1   |
|                                            |      | Requests withdrawn or dismissed.....                | 2   |
| Total .....                                | 1268 | Total .....                                         | 927 |
| Disposed of.....                           | 927  |                                                     |     |
| Cases pending August 26, 1931.....         | 341  |                                                     |     |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the of the posting of the calendars on the bulletin board in the hearing can be entertained in view of this publication and

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

## BOARD OF STANDARDS AND APPEALS.

Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My subscription is to begin with the issue for....., 1931.



352.05  
NEW

*man Ref*

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI      Subscription \$2.50 a year      SEPTEMBER 8, 1931      Single Copies, 5 cents By mail, 7 cents      No. 36

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL  
Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELLIGOTT  
WILLIAM J. O'GORMAN, *Secretary*.  
EDWARD V. BARTON, *Chief Clerk*.

OFFICE—Municipal Building, Rooms 1001 to 1015.  
TELEPHONE—WORTH 2-0184.  
OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.  
*All communications should be addressed to the chairman of the board*

### CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Notice of Adjournment.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Notice on Revised Elevator Rules.
- Notice of Public Hearing on Proposed Amendment to Plumbing Rules.
- Notice of Public Hearing on Proposed Paint Spraying Rules.
- Proposed Amendments to "Standpipe"—"Fireline" Rules.
- Reserve Calendar.
- Progress Report.
- Correction.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Special meetings of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building Manhattan.

SEP 1 1931

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, *Tuesday, September 15, 1931*, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on *Tuesday, September 22, 1931*, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to September 2, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                                                       |
|-----------------|--------------------|-------------------------------------------------------------------------------------------------|
| 429-31-A.....   | F.D.....           | 13-17 E. 42nd st., Man.,<br>F-84106 & Decision                                                  |
| 428-31-A.....   | F.D.....           | 373 Fifth ave., Man.,<br>F-84805                                                                |
| 427-31-BZ.....  | B.B.B....          | 289-291 Palmetto st., Bklyn.,<br>Applic. 8715-31                                                |
| 426-31-BZ.....  | B.B.B....          | 2310-2314 Atlantic ave., Bklyn.,<br>Applic. 9812-31                                             |
| 425-31-SA.....  | F.D.....           | Leader Oil Burner,<br>Appliance                                                                 |
| 424-31-S.....   | F.D.....           | 37-28 30th st., L. I. C., Q.,<br>L. D. 80980                                                    |
| 423-31-BZ.....  | T.H.D....          | 2481-2487 Broadway, Man.,<br>Decision                                                           |
| 422-31-BZ.....  | B.B.Q....          | Northwest corner of Springfield<br>blvd. & Merrick rd., Jamaica,<br>Q., N. B. 6719-31           |
| 421-31-A.....   | F.D.....           | 53 91st st., Bklyn.,<br>L. C. 45659                                                             |
| 420-31-SA.....  | F.D.....           | Delco Heat Oil Burner,<br>Appliance                                                             |
| 419-31-S.....   | F.D.....           | 2228-2236 Broadway, Man.,<br>L. D. 86253                                                        |
| 418-31-BZ.....  | B.B.B....          | 1036-60 Gravesend ave., Bklyn.,<br>Applic. 7944-31                                              |
| 417-31-A.....   | F.D.....           | 129th ave., between 172nd st. &<br>174th pl. (L. I. R. R. Barns),<br>South Jamaica, Q., F-60126 |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## ADJOURNMENT.

*Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 15, 1931, at 10 a. m., and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.*

*During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business. The hours for consultation are from 10 a. m. to 1 p. m.—Saturdays excepted.*

## CALL OF CLERK'S CALENDAR

**TUESDAY, SEPTEMBER 15, 1931, AT 2 P. M.**

*Building Zone Cases.*

229-31-BZ.

APPLICANT—Matthew W. Del Gaudio, for Enavon Realty Corp. and Navone Bros., Inc., owners.

PREMISES—18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

264-31-BZ.

APPLICANT—Cairn Operating Corp., owner.

PREMISES—93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building (store).

273-31-BZ.

APPLICANT—Kenlon-Michels Engineering & Contracting Co., Inc., for Rita Shue, owner.

PREMISES—154-156 East 84th street, Manhattan.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

147-31-BZ.

APPLICANT—Tony Andruk, owner.

PREMISES—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be occupied as a store and dwelling (previously dismissed for lack of prosecution; reopened and restored to the Calendar July 14, 1931).

53-29-BZ.

APPLICANT—Edward L. Kelly, for Harry Barrow, owner.

PREMISES—5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and the time in which to obtain permits and complete work has expired; reopened July 14, 1931).

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners.

PREMISES—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

**SEPTEMBER 15, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of



# CALENDAR

the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 168-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William Richter, applicant, on behalf of Frederick R. De Nyse, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the use as a motor vehicle repair shop; premises 142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

CAL. NO. 189-31-BZ—Application, April 29, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Wooster Lumber Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

CAL. NO. 235-31-BZ—Application, May 16, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of Robert Gladstone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Brooklyn.

CAL. NO. 243-31-BZ—Application, May 19, 1931, under section 21 of the building zone resolution, of Walter C. Martin, applicant, on behalf of Board of Education, City of New York, owner, to permit in a one and one-half times height district the erection of the street wall of a building in excess of the height permitted under the building zone resolution; premises 133-143 East 16th street, Manhattan.

CAL. NO. 320-31-BZ—Application, June 24, 1931, under sections 6, 7a, 7c, 7e and 21 of the building zone resolution, of LeRoy P. Ward, applicant, on behalf of the Big Four Realty Corp., lessee, and the Estate of John R. Slattery, owner, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 15, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

241-31-A—119 West 33rd street, Manhattan.  
239-31-A—105 West 42nd street, Manhattan.  
253-31-A—429-431 Kent avenue, Brooklyn.  
275-31-A—280-290 East 134th street, The Bronx.  
230-31-A—117 West 33rd street, Manhattan.  
244-31-A—29 West 34th street, Manhattan.

### *Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.  
1-31-S—285 Livingston street, Brooklyn.

## SEPTEMBER 15, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 22, 1931, AT 2 P. M.

### *Building Zone Cases.*

29-31-BZ.  
APPLICANT—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.  
PREMISES—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.  
APPLICATION, under sections 7c and 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building (previously denied; reopened July 21, 1931).

984-22-BZ.  
APPLICANT—Dora Goldfein, owner.  
PREMISES—2379 Tiebout avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted for a temporary permit; reopened July 21, 1931).

202-27-BZ.  
APPLICANT—Blazius Wenzler, owner.



# CALENDAR

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

SEPTEMBER 22, 1931, 10 A. M.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 3-31-BZ—Application, January 2, 1931, under section 21 of the building zone resolution, of W. Bryce Rea, applicant and owner, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

CAL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sec-

tions 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 169-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William F. Regan, applicant, on behalf of Ferdinand Poltl, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

SEPTEMBER 22, 1931, 2 P. M.

## *Appeals from Administrative Orders.*

200-31-A—12-16 West 116th street and 5-9 West 115th street, Manhattan.

203-31-A—18 West 53rd street, Manhattan.

284-31-A—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.

286-31-A—707-709 Broadway and 270-272 Mercer street, Manhattan.

287-31-A—402-408 Lafayette street and 708 Broadway, Manhattan.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 29, 1931, AT 2 P. M.

## *Building Zone Cases.*

254-31-BZ.

APPLICANT—Max Siegel, for C. Ciampi Realty & Building Corp., owner.

PREMISES—346-356 Morris Park avenue and 1206 Wyatt avenue, southeast corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



---

# CALENDAR

---

271-31-BZ.

APPLICANT—Emil Guterman, for Adam Woll, owner.

PREMISES—94-56 to 94-58 221st street, Queens Village, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor.

## SEPTEMBER 29, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 29, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 232-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of Henry W. Lyall, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north

side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

CAL. NO. 178-30-BZ—Application, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for John Jos. Carroll, on behalf of Teresina Grilli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 29, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

182-31-A—667 Madison avenue, southeast corner of East 61st street, Manhattan.

183-31-A—3038 Emmons avenue, Brooklyn.

214-31-A—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

### *Petitions for Variations.*

195-31-S—13-17 Forrest street, Brooklyn.

201-31-S—1215-1225 Broadway, Manhattan.

212-31-S—25 Forrest street, Brooklyn.

213-31-S—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

## OCTOBER 2, 1931, 2 P. M.

### SPECIAL MEETING.

#### *Rules.*

353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

## OCTOBER 6, 1931, 10 A. M.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

of the building zone resolution, *Tuesday morning, October 6, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on

CAL. NO. 234-31-BZ—Application, May 16, 1931, under sections 7f and 21 of the building zone resolution, of Triest Contracting Corp., applicant and lessee, on behalf of Norman G. Degnon, owner, to permit in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction; premises northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

---

# NOTICE

---

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# PUBLIC HEARING

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[396-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

# PUBLIC HEARING

## PROPOSED PAINT, VARNISH AND LACQUER SPRAYING RULES

[353-30-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, October 2, 1931, at 2 p. m., Room 1013, Municipal Building, on proposed Paint, Varnish and Lacquer Spraying Rules.

Rule for putting into effect the provision of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of paint, varnish stain and lacquer spraying apparatus.

1. All rooms or compartments wherein paint, varnish, stain, lacquer or similar material are sprayed, shall be provided with adequate ventilation to be secured by mechanical means or otherwise to secure change of air. The room or booth shall be enclosed on three sides and the air shall be changed at least four times a minute.

2. No open flame or spark-producing apparatus shall be

maintained or operated in any room in which paint, varnish, stain, lacquer or similar material are sprayed.

3. Electric motors, if used within a room as specified above, shall be of the inductive type or of the full enclosed type and shall not be located in ventilating ducts. Ventilating duct termination shall not be placed in proximity to open windows, fire escapes or other exits nor near an open flame.

4. If paints, varnish, lacquers, stain or similar materials are stored in a building they shall be stored in approved cabinets or vaults within the building.

5. Fan blades shall be constructed of non-ferrous metal.

6. The exhaust of the ventilating system shall be kept in proper repair and shall be inspected by the person in charge at least once a week for defects. When spraying operations are in progress the ventilating system shall be kept in full operation. All ducts and vent pipes shall be thoroughly cleaned.

# PUBLIC HEARING

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.

3. A 4-inch emergency drain with gate valve.

4. House lines taken from outside of tank.

5. Tank properly heated and provided with overflow line.

6. Tank shall not be fed through fire line.

7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.

8. An iron ladder of substantial construction, properly braced, extending to top of tank.

9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.



# PUBLIC HEARING

13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath

and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

#### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.

195-30-SA—Simplex Water Pressure Reducing Valve, approval of.

260-30-SA—Scranton Steam Pumps, approval of.

359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.

494-30-SA—Holtzer-Cabot, Type PC and Type PS, Fire Alarm Systems, approval of.

568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.

730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.

735-30-SA—Petro Model P-2 Burner, approval of.

32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.

96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.

123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.

125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.

137-31-SA—Can't Pull Anti-Syphon Trap, approval of.

146-31-SA—Pressure Oil Burners, Models A, B and C, approval of.

224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.

225-31-SR—Rules for Inclined Stairway Invalid Lift.

250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.

251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.

255-31-SA—Nichols-McCann-Harrison Burners, approval of.

260-31-SA—Mackler Film Rewinder and Renovator, approval of.

283-31-SA—Humphrey Gas Unit Heater, approval of.

297-31-SA—Autocraft Oil Burner, B 1 Model, approval of.

298-31-SA—Deming Fuel Oil Pump, approval of.

327-31-SA—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.

348-31-SA—S. A. Ghapco Steam Generator, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                               |     |
|--------------------------------------------|------|-----------------------------------------------------|-----|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                     | 72  |
| Cases filed up to September 2, 1931.....   | 425  | Dismissed .....                                     | 31  |
| Restored to calendar.....                  | 77   | Denied .....                                        | 118 |
|                                            |      | Granted .....                                       | 4   |
|                                            |      | Granted on condition.....                           | 269 |
|                                            |      | Appliances approved.....                            | 40  |
|                                            |      | Appliances dismissed, disapproved or withdrawn..... | 25  |
|                                            |      | Rules approved.....                                 | 6   |
|                                            |      | Rules disapproved or rescinded.....                 | 0   |
| MISCELLANEOUS APPLICATIONS.                |      | MISCELLANEOUS ACTIONS.                              |     |
| Requests to reopen.....                    | 223  | Requests to reopen granted.....                     | 178 |
| Requests to amend.....                     | 9    | Requests to reopen denied.....                      | 43  |
| Requests for modification.....             | 68   | Requests to amend granted.....                      | 9   |
| Requests to rescind.....                   | 4    | Requests to amend denied.....                       | 0   |
| Requests for extension of time.....        | 42   | Requests for modification granted.....              | 51  |
| Requests for extension of permit.....      | 5    | Requests for modification denied.....               | 17  |
| Requests for mechanical installations..... | 1    | Requests to rescind granted.....                    | 4   |
| Requests for approval of plans.....        | 9    | Requests to rescind denied.....                     | 0   |
| Administrative requests.....               | 0    | Requests for extension of time granted.....         | 41  |
| Requests for interpretation.....           | 1    | Requests for extension of time denied.....          | 1   |
|                                            |      | Requests for extension of permit granted.....       | 4   |
|                                            |      | Requests for extension of permit denied..           | 1   |
|                                            |      | Requests to install granted.....                    | 0   |
|                                            |      | Requests to install denied.....                     | 1   |
|                                            |      | Plans approved.....                                 | 9   |
|                                            |      | Plans disapproved.....                              | 0   |
|                                            |      | Administrative requests granted.....                | 0   |
|                                            |      | Administrative requests denied or withdrawn.....    | 0   |
|                                            |      | Interpretations .....                               | 1   |
|                                            |      | Requests withdrawn or dismissed.....                | 2   |
| Total .....                                | 1281 | Total .....                                         | 927 |
| Disposed of.....                           | 927  |                                                     |     |
| Cases pending September 2, 1931.....       | 354  |                                                     |     |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the of the posting of the calendars on the bulletin board in the hearing can be entertained in view of this publication and

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....  
Street.....  
P. O.....

My subscription is to begin with the issue for....., 1931.



352.05  
NEW

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910, and the Municipal Assembly, Local Law No. 183 of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

SEPTEMBER 15, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 37

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND

JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELLIGOTT

WILLIAM J. O'GORMAN, *Secretary.*

EDWARD V. BARTON, *Chief Clerk.*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

*All communications should be addressed to the chairman of the board*

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Notice on Revised Elevator Rules.

Notice of Public Hearing on Proposed Amendment to Plumbing Rules.

Notice of Public Hearing on Proposed Paint Spraying Rules.

Proposed Amendments to "Standpipe"—"Fireline" Rules.

Reserve Calendar.

Progress Report.

Correction.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 15, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 22, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman.*



# CALENDAR

## DOCKET.

*New Cases Filed up to September 9, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                            |
|-----------------|--------------------|------------------------------------------------------|
| 439-31-A.....   | F.D.....           | 54-82 Broadway, Bklyn.,<br>F-88476                   |
| 438-31-SA.....  | F.D.....           | Quigley No. 10 Low Pressure<br>Oil Burner, Appliance |
| 437-31-SA.....  | F.D.....           | Goulds Rotary Oil Pump,<br>Appliance                 |
| 436-31-S.....   | F.D.....           | 18 E. 49th st., Man.,<br>L. D. 84528                 |
| 435-31-A.....   | F.D.....           | 876-878 Broadway, Man.,<br>F-85520                   |
| 434-31-S.....   | F.D.....           | 876-878 Broadway, Man.,<br>L. D. 85518               |
| 433-31-A.....   | F.D.....           | 244-252 W. 54th st., Man.,<br>F-86359                |
| 432-31-S.....   | F.D.....           | 50-56 S. 11th st., Bklyn.,<br>L. D. 86616            |
| 431-31-BZ.....  | B.B.B....          | 2902-2924 Avenue U, Bklyn.,<br>Applic. 10253-31      |
| 430-31-BZ.....  | B.B.B....          | 2070-2072 84th st., Bklyn.,<br>Applic. 10333-31      |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## ADJOURNMENT.

*Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 15, 1931, at 10 a. m., and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.*

*During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business. The hours for consultation are from 10 a. m. to 1 p. m.—Saturdays excepted.*

## CALL OF CLERK'S CALENDAR

**TUESDAY, SEPTEMBER 15, 1931, AT 2 P. M.**

*Building Zone Cases.*

229-31-BZ.

APPLICANT—Matthew W. Del Gaudio, for Enavon Realty Corp. and Navone Bros., Inc., owners.

PREMISES—18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

264-31-BZ.

APPLICANT—Cairn Operating Corp., owner.

PREMISES—93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building (store).

273-31-BZ.

APPLICANT—Kenlon-Michels Engineering & Contracting Co., Inc., for Rita Shue, owner.

PREMISES—154-156 East 84th street, Manhattan.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

147-31-BZ.

APPLICANT—Tony Andruk, owner.

PREMISES—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be occupied as a store and dwelling (previously dismissed for lack of prosecution; reopened and restored to the Calendar July 14, 1931).

53-29-BZ.

APPLICANT—Edward L. Kelly, for Harry Barrow, owner.

PREMISES—5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and the time in which to obtain permits and complete work has expired; reopened July 14, 1931).

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners.

PREMISES—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

## SEPTEMBER 15, 1931, 10 A. M.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of



# CALENDAR

the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 168-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William Richter, applicant, on behalf of Frederick R. De Nyse, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the use as a motor vehicle repair shop; premises 142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

CAL. NO. 189-31-BZ—Application, April 29, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Wooster Lumber Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 124-140 Lake street, west side, 157 ft. 5 in. south of Avenue S, Brooklyn.

CAL. NO. 235-31-BZ—Application, May 16, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of Robert Gladstone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Brooklyn.

CAL. NO. 243-31-BZ—Application, May 19, 1931, under section 21 of the building zone resolution, of Walter C. Martin, applicant, on behalf of Board of Education, City of New York, owner, to permit in a one and one-half times height district the erection of the street wall of a building in excess of the height permitted under the building zone resolution; premises 133-143 East 16th street, Manhattan.

CAL. NO. 320-31-BZ—Application, June 24, 1931, under sections 6, 7a, 7c, 7e and 21 of the building zone resolution, of LeRoy P. Ward, applicant, on behalf of the Big Four Realty Corp., lessee, and the Estate of John R. Slattery, owner, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles; premises 252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 15, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

241-31-A—119 West 33rd street, Manhattan.  
239-31-A—105 West 42nd street, Manhattan.  
253-31-A—429-431 Kent avenue, Brooklyn.  
275-31-A—280-290 East 134th street, The Bronx.  
230-31-A—117 West 33rd street, Manhattan.  
244-31-A—29 West 34th street, Manhattan.

### *Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.  
1-31-S—285 Livingston street, Brooklyn.

## SEPTEMBER 15, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

## CALL OF CLERK'S CALENDAR

### TUESDAY, SEPTEMBER 22, 1931, AT 2 P. M.

#### *Building Zone Cases.*

29-31-BZ.

APPLICANT—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.

PREMISES—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building (previously denied; reopened July 21, 1931).

984-22-BZ.

APPLICANT—Dora Goldfein, owner.

PREMISES—2379 Tiebout avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted for a temporary permit; reopened July 21, 1931).

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.



# CALENDAR

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.  
APPLICATION, under sections 7f and 21 of the building zone resolution,  
TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

SEPTEMBER 22, 1931, 10 A. M.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 3-31-BZ—Application, January 2, 1931, under section 21 of the building zone resolution, of W. Bryce Rea, applicant and owner, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

CAL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sec-

tions 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 169-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William F. Regan, applicant, on behalf of Ferdinand Poltl, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

SEPTEMBER 22, 1931, 2 P. M.

## Appeals from Administrative Orders.

200-31-A—12-16 West 116th street and 5-9 West 115th street, Manhattan.

203-31-A—18 West 53rd street, Manhattan.

284-31-A—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.

286-31-A—707-709 Broadway and 270-272 Mercer street, Manhattan.

287-31-A—402-408 Lafayette street and 708 Broadway, Manhattan.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 29, 1931, AT 2 P. M.

## Building Zone Cases.

254-31-BZ.

APPLICANT—Max Siegel, for C. Ciampi Realty & Building Corp., owner.

PREMISES—346-356 Morris Park avenue and 1206 Wyatt avenue, southeast corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



# CALENDAR

271-31-BZ.

APPLICANT—Emil Guterman, for Adam Woll, owner.

PREMISES—94-56 to 94-58 221st street, Queens Village, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor.

## SEPTEMBER 29, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 29, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7c and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 232-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of Henry W. Lyall, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north

side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

CAL. NO. 178-30-BZ—Application, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for John Jos. Carroll, on behalf of Teresina Grilli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 29, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

182-31-A—667 Madison avenue, southeast corner of East 61st street, Manhattan.

183-31-A—3038 Emmons avenue, Brooklyn.

214-31-A—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

### *Petitions for Variations.*

195-31-S—13-17 Forrest street, Brooklyn.

201-31-S—1215-1225 Broadway, Manhattan.

212-31-S—25 Forrest street, Brooklyn.

213-31-S—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

## OCTOBER 2, 1931, 2 P. M.

### SPECIAL MEETING.

#### *Rules.*

353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

## OCTOBER 6, 1931, 10 A. M.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 6, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 234-31-BZ—Application, May 16, 1931, under sections 7f and 21 of the building zone resolution, of Triest Contracting Corp., applicant and lessee, on behalf of Norman G. Degnon, owner, to permit in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction; premises northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# PUBLIC HEARING

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[693-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

# PUBLIC HEARING

## PROPOSED PAINT, VARNISH AND LACQUER SPRAYING RULES

[353-30-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, October 2, 1931, at 2 p. m., Room 1013, Municipal Building, on proposed Paint, Varnish and Lacquer Spraying Rules.

Rule for putting into effect the provision of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of paint, varnish stain and lacquer spraying apparatus.

1. All rooms or compartments wherein paint, varnish, stain, lacquer or similar material are sprayed, shall be provided with adequate ventilation to be secured by mechanical means or otherwise to secure change of air. The room or booth shall be enclosed on three sides and the air shall be changed at least four times a minute.

2. No open flame or spark-producing apparatus shall be

maintained or operated in any room in which paint, varnish, stain, lacquer or similar material are sprayed.

3. Electric motors, if used within a room as specified above, shall be of the inductive type or of the full enclosed type and shall not be located in ventilating ducts. Ventilating duct termination shall not be placed in proximity to open windows, fire escapes or other exits nor near an open flame.

4. If paints, varnish, lacquers, stain or similar materials are stored in a building they shall be stored in approved cabinets or vaults within the building.

5. Fan blades shall be constructed of non-ferrous metal.

6. The exhaust of the ventilating system shall be kept in proper repair and shall be inspected by the person in charge at least once a week for defects. When spraying operations are in progress the ventilating system shall be kept in full operation. All ducts and vent pipes shall be thoroughly cleaned.

# PUBLIC HEARING

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on September 15, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.

3. A 4-inch emergency drain with gate valve.

4. House lines taken from outside of tank.

5. Tank properly heated and provided with overflow line.

6. Tank shall not be fed through fire line.

7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.

8. An iron ladder of substantial construction, properly braced, extending to top of tank.

9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.



# PUBLIC HEARING

13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath

and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

#### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.

195-30-SA—Simplex Water Pressure Reducing Valve, approval of.

260-30-SA—Scranton Steam Pumps, approval of.

359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.

494-30-SA—Holtzer-Cabot, Type PC and Type PS, Fire Alarm Systems, approval of.

568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.

730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.

735-30-SA—Petro Model P-2 Burner, approval of.

32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.

96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.

123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.

125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.

137-31-SA—Can't Pull Anti-Syphon Trap, approval of.

146-31-SA—Pressure Oil Burners, Models A, B and C, approval of.

224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.

225-31-SR—Rules for Inclined Stairway Invalid Lift.

250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.

251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.

255-31-SA—Nichols-McCann-Harrison Burners, approval of.

260-31-SA—Mackler Film Rewinder and Renovator, approval of.

283-31-SA—Humphrey Gas Unit Heater, approval of.

297-31-SA—Autocraft Oil Burner, B 1 Model, approval of.

298-31-SA—Deming Fuel Oil Pump, approval of.

327-31-SA—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.

348-31-SA—S. A. Ghapco Steam Generator, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to September 9, 1931.....   | 435  |
| Restored to calendar.....                  | 77   |
| <b>MISCELLANEOUS APPLICATIONS.</b>         |      |
| Requests to reopen.....                    | 223  |
| Requests to amend.....                     | 9    |
| Requests for modification.....             | 68   |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 42   |
| Requests for extension of permit.....      | 5    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 9    |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 1    |
| Total .....                                | 1291 |
| Disposed of.....                           | 927  |
| Cases pending September 9, 1931 .....      | 364  |

## DISPOSITION OF CASES.

|                                                     |     |
|-----------------------------------------------------|-----|
| Withdrawn .....                                     | 72  |
| Dismissed .....                                     | 31  |
| Denied .....                                        | 118 |
| Granted .....                                       | 4   |
| Granted on condition.....                           | 269 |
| Appliances approved.....                            | 40  |
| Appliances dismissed, disapproved or withdrawn..... | 25  |
| Rules approved.....                                 | 6   |
| Rules disapproved or rescinded.....                 | 0   |
| <b>MISCELLANEOUS ACTIONS.</b>                       |     |
| Requests to reopen granted.....                     | 178 |
| Requests to reopen denied.....                      | 43  |
| Requests to amend granted.....                      | 9   |
| Requests to amend denied.....                       | 0   |
| Requests for modification granted.....              | 51  |
| Requests for modification denied.....               | 17  |
| Requests to rescind granted.....                    | 4   |
| Requests to rescind denied.....                     | 0   |
| Requests for extension of time granted.....         | 41  |
| Requests for extension of time denied.....          | 1   |
| Requests for extension of permit granted.....       | 4   |
| Requests for extension of permit denied.....        | 1   |
| Requests to install granted.....                    | 0   |
| Requests to install denied.....                     | 1   |
| Plans approved.....                                 | 9   |
| Plans disapproved.....                              | 0   |
| Administrative requests granted.....                | 0   |
| Administrative requests denied or withdrawn.....    | 0   |
| Interpretations .....                               | 1   |
| Requests withdrawn or dismissed.....                | 2   |
| Total .....                                         | 927 |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....  
Street.....  
P. O.....

My subscription is to begin with the issue for....., 1931.



352.05  
NEW

*Min. Ref.*

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

SEPTEMBER 22, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 38

### DIRECTORY

BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELLIGOTT

WILLIAM J. O'GORMAN, *Secretary*

EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

*All communications should be addressed to the chairman of the board*

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, September 15, 1931,  
10 A. M.

Minutes of Regular Meeting, September 15, 1931,  
2 P. M.

Minutes of Special Meeting, September 15, 1931,  
4 P. M.

Notice of Public Hearing on Proposed Amendment  
to Plumbing Rules.

Notice of Public Hearing on Proposed Paint Spray-  
ing Rules.

Proposed Amendments to "Standpipe"—"Fireline"  
Rules.

Reserve Calendar.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 22, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 29, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to September 16, 1931.*

| <i>Cal. No.</i>              | <i>Department.</i> | <i>Premises Affected.</i>                                                                                              |
|------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------|
| 453-31-A.....                | F.D.....           | 27-35 W. 24th st., Man.,<br>F-78740 & Decision                                                                         |
| 452-31-SA.....               | F.D.....           | Petro Model W Oil Burner,<br>Appliance                                                                                 |
| 451-31-SA.....               | F.D.....           | Petro Model T Oil Burner,<br>Appliance                                                                                 |
| 450-31-A.....                | F.D.....           | 142-146 W. 49th st., Man.,<br>F-85551                                                                                  |
| 449-31-A.....                | F.D.....           | 317-321 Kent ave., Bklyn.,<br>F-88525 & L. F. 88527                                                                    |
| 448-31-A.....                | F.D.....           | 8-10 W. 36th st., Man.,<br>F-85524                                                                                     |
| 447-31-BZ.....               | B.B.B....          | 296-300 Putman ave., Bklyn.,<br>Applic. 8304-31                                                                        |
| 446-31-BZ.....               | B.B.R....          | Northwest side of Brielle ave.,<br>1,780 ft. north of Rockland<br>ave. (Sea View Farm Col-<br>ony), Rich., Alt. 565-31 |
| 445-31-A.....                | B.B.M....          | 1524-1526 Third ave., Man.,<br>Viol. 2172-31                                                                           |
| 444-31-SA.....               | F.D.....           | Goodrich Oil Burner, Models<br>G-0, G-1, G-2 and G-3,<br>Appliance                                                     |
| 443-31-S.....                | F.D.....           | 64-70 W. 36th st., Man.,<br>L. D. 62984                                                                                |
| 442-31-BZ.....               | B.B.R....          | 305-311 New Dorp lane, New<br>Dorp, Rich., N. B. 1047-31                                                               |
| 441-31-BZ.....               | B.B.B....          | 7702-7704 Flatlands ave., Bklyn.,<br>Applic. 7955-31                                                                   |
| 440-31-S.....                | F.D.....           | 160-178 Jay st., Bklyn.,<br>L. D. 81496                                                                                |
| <i>Restored to Calendar.</i> |                    |                                                                                                                        |
| 135-31-BZ.....               | B.B.B....          | 239-241 Palmetto st., Bklyn.,<br>Applic. No. 2805-31                                                                   |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, SEPTEMBER 22, 1931, AT 2 P. M.**

### *Building Zone Cases.*

29-31-BZ.  
APPLICANT—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.  
PREMISES—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.  
APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building (previously denied; reopened July 21, 1931).

984-22-BZ.

APPLICANT—Dora Goldfein, owner.  
PREMISES—2379 Tiebout avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises (previously granted for a temporary permit; reopened July 21, 1931).

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.  
PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.  
APPLICATION, under sections 7f and 21 of the building zone resolution,  
TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

**SEPTEMBER 22, 1931, 10 A. M.**

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 3-31-BZ—Application, January 2, 1931, under section 21 of the building zone resolution, of W. Bryce Rea, applicant and owner, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, north side, 151 ft. east of 250th street, Little Neck, Borough of Queens.

CAL. NO. 631-29-BZ—Application, October 22, 1929; granted on certain conditions for a garage March 4, 1930; reopened June 9, 1931, under section 21 of the building zone resolution, of George Laskas, applicant and owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erec-



# CALENDAR

tion and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sections 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 169-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William F. Regan, applicant, on behalf of Ferdinand Poltl, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 22, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

200-31-A—12-16 West 116th street and 5-9 West 115th street, Manhattan.

203-31-A—18 West 53rd street, Manhattan.

284-31-A—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.

286-31-A—707-709 Broadway and 270-272 Mercer street, Manhattan.

287-31-A—402-408 Lafayette street and 708 Broadway, Manhattan.

### *Petition for Variation.*

737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

## CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 29, 1931, AT 2 P. M.

### *Building Zone Cases.*

254-31-BZ.

APPLICANT—Max Siegel, for C. Ciampi Realty & Building Corp., owner.

PREMISES—346-356 Morris Park avenue and 1206 Wyatt avenue, southeast corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

271-31-BZ.

APPLICANT—Emil Guterman, for Adam Woll, owner.

PREMISES—94-56 to 94-58 221st street, Queens Village, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor.

## SEPTEMBER 29, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 29, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone res-



# CALENDAR

olution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 232-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of Henry W. Lyall, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February 24, 1931, under sections 7g and 21 of the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 178-30-BZ—Application, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for John Jos. Carroll, on behalf of Teresina Grilli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

CAL. NO. 229-31-BZ—Application, May 15, 1931, under sections 7e and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of Enavon Realty Corp. and Navone Bros., Inc., owners, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises 18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.

CAL. NO. 264-31-BZ—Application, May 27, 1931, under section 21 of the building zone resolution, of Cairn Operating Corp., applicant and owner, to permit in a residence district the erection and maintenance of a business building (store); premises 93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

CAL. NO. 53-29-BZ—Application, January 23, 1929; granted on certain conditions July 2, 1929; time

to obtain permits and to complete work expired; reopened July 14, 1931, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Harry aBrow, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.

HENRY L. CONNELL,  
Temporary Chairman.

## SEPTEMBER 29, 1931, 2 P. M.

### Appeals from Administrative Orders.

- 182-31-A—667 Madison avenue, southeast corner of East 61st street, Manhattan.
- 183-31-A—3038 Emmons avenue, Brooklyn.
- 241-31-A—119 West 33rd street, Manhattan.
- 230-31-A—117 West 33rd street, Manhattan.
- 214-31-A—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

### Petitions for Variations.

- 195-31-S—13-17 Forrest street, Brooklyn.
- 201-31-S—1215-1225 Broadway, Manhattan.
- 212-31-S—25 Forrest street, Brooklyn.
- 213-31-S—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

### Appliances Submitted for Approval.

- 345-31-SA—Silent Glow Oil Burner, approval of.
- 354-31-SA—Cope Seift Safety Automatic Oil Burner, approval of.

## OCTOBER 2, 1931, 2 P. M.

### SPECIAL MEETING.

#### Rules.

- 353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

## CALL OF CLERK'S CALENDAR TUESDAY, OCTOBER 6, 1931, AT 2 P. M.

### Building Zone Cases.

185-31-BZ.

APPLICANT—Henry J. Nurick, for David Stern, owner.  
PREMISES—1157-1159 Madison street, north side, 100 ft. east of Central avenue, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building (bakery).

280-31-BZ.

APPLICANT—Edward L. Kelly, for Jasper Mulle, owner.  
PREMISES—162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

282-31-BZ.

APPLICANT—James H. Galloway, for Josephine Lenihan, owner.



# CALENDAR

PREMISES—102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse.

300-31-BZ.

APPLICANT—Joseph A. Ledogar, owner.

PREMISES—146-13 Jamaica avenue, north side, 93 ft. west of 146th street, Jamaica, Borough of Queens.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT the erection and maintenance of an extension, partly in a residence district, of an existing business building located in a business district.

301-31-BZ.

APPLICANT—William Shary, for Harold S. Burnham, owner.

PREMISES—1238-1254 Gravesend avenue, west side, 180 ft. south of Avenue J, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business use district the erection of a garage for the storage of more than five (5) motor vehicles.

302-31-BZ.

APPLICANT—Eugene De Rosa, for Iris Holding Corp., owner.

PREMISES—137-139 West 72nd street and 138 West 73rd street, Manhattan.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district the construction and maintenance of a rear exit passageway from a proposed motion picture theatre to be erected within a business district.

303-31-BZ.

APPLICANT—Max Siegel, for Mathew Turk, owner.

PREMISES—166-01 to 166-07 Nassau boulevard, north-east corner of 166th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

tion 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 273-31-BZ—Application, May 29, 1931, under section 7e of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Rita Shue, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 154-156 East 84th street, Manhattan.

CAL. NO. 147-31-BZ—Application, March 28, 1931; dismissed for lack of prosecution June 23, 1931; reopened and restored to Calendar July 14, 1931, under section 21 of the building zone resolution, of Tony Andruk, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied as a store and dwelling; premises 80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

CAL. NO. 962-28-BZ—Application, December 17, 1928; withdrawn October 8, 1929; reopened June 30, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for Weidmann & Doyle, on behalf of James Raffaele and Joseph A. Raffaele, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

HENRY L. CONNELL,  
Temporary Chairman.

OCTOBER 6, 1931, 10 A. M.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, October 6, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 234-31-BZ—Application, May 16, 1931, under sections 7f and 21 of the building zone resolution, of Triest Contracting Corp., applicant and lessee, on behalf of Norman G. Degnon, owner, to permit in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction; premises northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under sec-

OCTOBER 6, 1931, 2 P. M.

## Appeals from Administrative Orders.

239-31-A—105 West 42nd street, Manhattan.  
258-31-A—103-105 Waverly place, Manhattan.  
259-31-A—876-880 Edgewater road, The Bronx.  
262-31-A—21st avenue and 21st street, Astoria, Borough of Queens.  
265-31-A—112-118 Crown street, Brooklyn.  
266-31-A—149-151 West 36th street, Manhattan.

## Petitions for Variations.

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
106-31-S—145-17 Jamaica avenue, Jamaica, Borough of Queens.  
240-31-S—373 Fifth avenue, northeast corner of East 35th street, Manhattan.  
267-31-S—321-323 Broadway, Manhattan.  
278-31-S—149-151 Fifth avenue, 921-923 Broadway and 1-15 East 21st street, Manhattan.  
281-31-S—8-14 West 30th street, Manhattan.



# CALENDAR

OCTOBER 6, 1931, 4 P. M.

## SPECIAL MEETING.

### Rules.

- 693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

OCTOBER 14, 1931, 2 P. M.

### Appeals from Administrative Orders.

- 279-31-A—146 Elizabeth street, Manhattan.  
299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.  
305-31-A—386-390 Fifth avenue and 2-6 West 36th street, southwest corner, Manhattan.  
312-31-A—South side of Roosevelt avenue, 500 ft. southwest of Pelham Shore road, The Bronx.  
313-31-A—110-116 Nassau street and 43-45 Ann street, Manhattan.  
315-31-A—110-112 Fifth avenue and 1 West 16th street, northwest corner, Manhattan.

### Petitions for Variations.

- 304-31-S—40-42 West 37th street, Manhattan.

- 306-31-S—37-41 East 58th street, 36-54 East 59th street and 617-627 Madison avenue, Manhattan.  
307-31-S—16 East 18th street, Manhattan.  
326-31-S—103 Lafayette street and 99 Walker street, southeast corner, Manhattan.  
332-31-S—426 East 109th street, Manhattan.  
341-31-S—242 Ellery street, Brooklyn.  
359-31-S—950-956 University avenue, The Bronx.

OCTOBER 20, 1931, 2 P. M.

### Appeals from Administrative Orders.

- 316-31-A—257-265 West 17th street, Manhattan.  
319-31-A—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.  
338-31-A—467-477 First avenue, Manhattan.  
344-31-A—17-27 Vandewater street and 45-51 Rose street, Manhattan.  
347-31-A—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.  
358-31-A—1 West 34th street, Manhattan.  
360-31-A—15-17 West 18th street, Manhattan.  
362-31-A—552-554 Seventh avenue, Manhattan.  
363-31-A—111-117 49th street, Brooklyn.  
368-31-A—130 Madison avenue, Manhattan.  
372-31-A—Southeast corner of Bronxdale avenue and Antin place, The Bronx.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 15, 1931

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty.

The minutes of the special meeting of the board, held on Friday morning, July 24, 1931; the minutes of the special meeting of the board, held at 2 p. m., July 24, 1931; the minutes of the special meeting of the board, held at 4 p. m., July 24, 1931; the minutes of the regular meeting of the board held on Tuesday morning, July 28, 1931, and the minutes of the regular meeting held on Tuesday afternoon, July 28, 1931, were approved as printed in Bulletin No. 31, Vol. XVI.

### BUILDING ZONE CASES

622-30-BZ.

APPLICANT—Christian S. Juell, for William J. Dempsey, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution (previously denied under 21) to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Amboy road and Page avenue, Tottenville, Richmond.

APPEARANCES—None.

ACTION OF BOARD—Laid over to September 29, 1931, at 10 a. m. No appearances.

95-31-BZ.

APPLICANT—Benjamin Antin, for Christian A. Vorn-dran, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of East 177th street and Haviland avenue, The Bronx.

APPEARANCES—

For Applicant: Benjamin Antin.

For Opposition: M. F. Levine and John L. Sheehan.

ACTION OF BOARD—Laid over to September 29, 1931, 10 a. m., for inspection and report by committee of board.

163-31-BZ.

APPLICANT—Hallinan & Groh, for George Bechtold, owner.

SUBJECT—Application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—45-08 Laurel Hill boulevard, south side, 65.27 feet east of 45th street, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: David Krause.

For Opposition: Leo S. Gotthelf.

ACTION OF BOARD—Laid over to October 6, 1931, at 10 a. m. on request of representative for objectors; applicant's representative concurring.

381-29-BZ.

APPLICANT—William Richter, substituted for Fiske & O'Neill, for Sadie Teitelbaum, owner.

SUBJECT—Application for reopening—reconsideration under new facts—re application (decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a business use district the erection and maintenance of a poultry slaughter house.



# MINUTES

PREMISES AFFECTED—2296 West 8th street, northwest corner of Avenue W, Brooklyn.

## APPEARANCES—

For Applicant: William Richter.

For Opposition: None.

ACTION OF BOARD—Application to reopen denied.

## THE VOTE TO REOPEN—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Temporary Chairman Connell, Commissioner Holland and Acting Chief Dougherty..... 3

Absent ..... 0

135-31-BZ.

APPLICANT—William Richter, for Philip J. Rentz, owner.

SUBJECT—Application for reopening—reconsideration under sections 21, 7-g and 7-e, previously denied under 21)—re application (decision of superintendent of buildings) to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—239-241 Palmetto street, north side, 200 feet east of Wilson avenue, Brooklyn.

## APPEARANCES—

For Applicant: William Richter.

For Opposition: None.

ACTION OF BOARD—Request to reopen granted and set for calendar call Wednesday, October 14, 1931, at 2 p. m.

## THE VOTE TO REOPEN:

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

168-31-BZ.

APPLICANT—William Richter, for Frederick R. De Nyse, owner.

SUBJECT—Application re (decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the use as a motor vehicle repair shop.

PREMISES AFFECTED—142-158 Lake street, west side, 313 ft. 9 in. south of Avenue S, Brooklyn.

## APPEARANCES—

For Applicant: William Richter.

For Opposition: Stephen J. O'Brien and P. V. Hickey.

ACTION OF BOARD—Application withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

189-31-BZ.

APPLICANT—William Richter, for Wooster Lumber Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—124-140 Lake street, west side, 157 feet 5 inches south of Avenue S, Brooklyn.

## APPEARANCES—

For Applicant: William Richter.

For Opposition: Stephen J. O'Brien and P. V. Hickey.

ACTION OF BOARD—Application withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

235-31-BZ.

APPLICANT—Martin J. Ort, for Robert Gladstone, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—701-705 Utica avenue, east side, 100 feet south of Clarkson avenue, Brooklyn.

## APPEARANCES—

For Applicant: Martin J. Ort.

For Opposition: Abraham Halperin, Louis M. Brass and Harry L. Kinney.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Absent ..... 0

## THE RESOLUTION—

(235-31-BZ)

WHEREAS, Martin J. Ort, for Robert Gladstone, owner, filed, May 16, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 701-705 Utica avenue, east side, 100 ft. south of Clarkson avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 15, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Utica avenue is in a business district; Clarkson avenue is in a business district; East 49th street is in a residence district; East 51st street is in a residence district, and Lenox road is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 6, 1931 (re Applic. No. 5226-1931), reads:

"Proposed gasoline service station to be located in a business use district is contrary to Art. II, Sec. 4a of Zone Resolution.";

and

WHEREAS, the premises consist of a plot, 60 ft. by 100 ft., upon which is erected a five-car garage on the rear of the lot, grease racks and office on the front of the lot; it is proposed to bury three 550-gallon tanks and erect three pumps for the purpose of conducting a gasoline service station within a business use district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties for the reason that property was purchased only a year ago; further, that there has been substantial apartment house development within the area affected and no invasion with non-conforming uses.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

243-31-BZ.

APPLICANT—Walter C. Martin, for Board of Education, City of New York, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a one and one-half times height district the erection of the street wall of a



# MINUTES

building in excess of the height permitted under the building zone resolution.  
PREMISES AFFECTED—133-143 East 16th street, Manhattan.

## APPEARANCES—

For Applicant: Walter C. Martin.

For Opposition: Frank E. Sprower, Samuel Marcus, E. Ghelardi, Stephen H. Jackson and Ruben Loesner.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(243-31-BZ)

WHEREAS, Walter C. Martin, for Board of Education, City of New York, owner, filed, May 19, 1931, an application, under the building zone resolution, to permit in a one and one-half times height district the erection of the street wall of a building in excess of the height permitted under the building zone resolution; premises 133-143 East 16th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 15, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that Irving place and 100 ft. east thereof is in a two times height district; East 16th street, from 100 ft. east of Irving place to Third avenue, is in a one and one-half times height district, and East 17th street, from 100 ft. east of Irving place, is in a one and one-half times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 7, 1931 (re Alt. App. No. 845-1931), reads:

"1. Street wall is in excess of height allowed on a sixty foot street. Set-backs should start at ninety foot level. Zoning Resolution, Art. 3, Sec. 8.";

and

WHEREAS, the present building is of fireproof construction, eight stories in height, with a frontage of 184 ft. and a depth of 183 ft. 4 in.; occupied as a public high school; it is proposed to extend the existing building (Washington Irving High School) 136 ft. 8 in. from the existing end of present structure with street wall of same height as existing structure and setbacks above at ratio of 1 to 3; proposed height of street wall 150 ft. 8 in., permitted height, based on width of street 90 ft.; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the height district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed extension will have a depth of 60 ft. only, maintaining a rear yard of 32 ft. for full length of property under appeal open and unencumbered, permitting the height of the building on the building line on East 16th street to be 150 ft. 8 in.; that the proposed East 16th street facade of the building shall be of the same architectural design, material and construction as far as possible as the present East 16th street front of the existing school building adjoining premises under appeal, and on condition that the building zone resolution and the building code shall be complied with in all other respects, and that all permits required shall be obtained within nine months and all work completed within eighteen months from the date of this action.

320-31-BZ.

APPLICANT—LeRoy P. Ward, for Big Four Realty Corporation, lessee, for Estate of John R. Slattery, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 6, 7a, 7c, 7e and 21 of the building zone resolution, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—252-262 West 87th street, south side, 95 feet 9 inches west of Broadway, Manhattan.

## APPEARANCES—

For Applicant: LeRoy P. Ward and Gustave Weber.

For Opposition: Arthur W. Birkins.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(320-31-BZ)

WHEREAS, LeRoy P. Ward, for Big Four Realty Co., lessee, for Estate of John H. Slattery, owner, filed, June 24, 1931, an application, under the building zone resolution, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five motor vehicles; premises 252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 15, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 86th street, from West End avenue to a point 100 ft. west of Broadway, is in a residence district; 87th street, from West End avenue to a point 100 ft. west of Broadway, is in a residence district; Broadway, for a distance 100 ft. east and west thereof, is in a business district, and West End avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 19, 1931 (re Alt. Applic. No. 1121-1931), reads:

"5. Proposed installation of store in a residence district is contrary to section 3 of Building Zone Resolution.

"6. Proposed structural alteration and addition to garage in a residence and business district is contrary to section 3 and section 4 and to section 6 of the Building Zone Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, three stories in height, with a frontage of 125 ft. and a depth of 100 ft. 8½ in.; occupied as a garage for the storage of more than five motor vehicles; it is proposed to extend the building in height to four stories and reconstruct the building fireproof throughout; a portion of first story to be occupied as a store and showroom and remainder of building as a garage for more than five motor vehicles; and

WHEREAS, the application is predicated upon section 21 of the building zone resolution—hardship—having been previously denied by this board under sections 7 and 7c, and section 7e being hardly applicable in this application, as all of the property with the exception of 4.1 ft. lies within the residence use zone.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the extension to the present building, permitting a four-story structure in place of the present three-story



# MINUTES

structure, for a height of approximately 45 ft. over all, also permitting the use of the first story, easterly portion of the premises, for a distance of not more than 35 ft. on the street frontage to be used for store purposes, the store use of this portion of the premises being restricted to mercantile stores or shops or executive offices, especially prohibiting fish or meat markets or delicatessen shops; no merchandise to be stored or maintained outside building line; no advertising signs or display for business use other than fixed letters to plate glass show windows of store fronts, *on condition* that the entire building shall be made fireproof throughout; that the front elevation shall be of face brick with architectural terra cotta or stone trim; that no portable gasoline tanks shall be maintained or operated outside the building line; any skylights installed in the roof shall be set back not less than 15 ft. from the rear lot line or side lot lines and shall be equipped with plain glass, protected with wire guards above and below; the gable walls shall be unpierced throughout their entire height and length and the rear wall shall have 25 per cent of its area covered with fireproof windows with fixed frame and sash on each floor thereof; that no roof signs or any advertising shall be displayed other than one projecting electric sign on the front of the building indicating the name and nature of the business conducted on the premises; that the rear wall above the second story shall be set back from the rear lot line not less than 10 ft.; that the building code, code of ordinance and the building zone resolution shall be complied with in all other respects; that all permits required shall be obtained within six months and all work involved thereby completed within eighteen months from the date of this action.

38-30-BZ.

APPLICANT—McCoey & Conroy, for Court Square Renting & Sales Corp., owner.

SUBJECT—Application for reopening—extension of time to obtain permits and to complete work—re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—83-97 Boerum place, northeast corner of Pacific street, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(38-30-BZ)

WHEREAS, McCoey & Conroy, for Court Square Renting & Sales Corp., owner, filed, January 21, 1930, an application, under the building zone resolution, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five motor vehicles; premises 83-97 Boerum place, northeast corner of Pacific street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 18, 1930, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the northeast corner of Pacific street and Boerum place is in an unrestricted district; Pacific street, east of a point 100 ft. east of Boerum place, is in a business district; Atlantic avenue is in a business district, and Boerum place, south of a point 59 ft. 6 in. south of Atlantic avenue, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 8, 1930 (re App. No. 14368), reads:

"Proposed public garage for more than five cars to be located partly in an unrestricted and partly in a business use district is contrary to Art. II, Sect. 4a of Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, eight stories (90 ft.) in height, with a frontage of 159 ft. 6 in. and a depth of 100 ft., irregular; to be occupied as a garage for the storage of more than five (5) motor vehicles; and

WHEREAS, the board is empowered under the provisions of section 7, subdivision c, and section 21 to grant a variation of the building zone resolution where property is bisected by two use districts, to permit the use of the more restricted with such safeguards to the property owners as the board may see fit to impose; and

WHEREAS, the board deems that a denial of this application would be arbitrary discrimination against the applicant and that said applicant is, therefore, entitled to relief under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, November 18, 1930, on certain conditions, and applicant requested a modification of the time limit imposed.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for the property 159 ft. 6 in. on Boerum place, running from Atlantic avenue to Pacific street, and 100 ft. on Pacific street and 100 ft. on Atlantic avenue for the erection of an eight-story fireproof garage, *on condition* that the easterly gable wall running through from Atlantic avenue to Pacific street shall be unpierced throughout its entire height and length; that there shall be no openings to the garage in the business portion of the premises; that the first tier of windows adjoining the property to the east shall be equipped with fixed frame and sash; that on the Atlantic avenue front, first story, stores separated from the garage portion by an unpierced masonry wall shall be installed, said stores to be not less than 35 ft. deep; that the opening to the garage on Pacific street shall be not less than 50 ft. westerly from the easterly lot line of the property; that all gasoline tanks installed on the premises shall be maintained in the unrestricted portion of the property; that there shall be no portable gasoline tanks operated or maintained outside the building line; that the front of the building shall be of face brick or architectural terra cotta with stone trim; that there shall be no roof signs or other signs in the business portion of the premises other than one projecting electric sign, indicating the name and nature of the business conducted on the premises, with the exception of necessary signs on the conforming use portion of the premises; that all required permits shall be obtained within six months from August 18, 1931, and all work involved thereby completed within six months from May 18, 1932.

## APPROVAL OF PLANS

217-31-BZ.

APPLICANT—C. A. Cochran, for Morris & O'Connor, for Continental Realty Corp., owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board under date of July 21, 1931.

PREMISES AFFECTED—30-40 Broad street, 64-66 Exchange place and 32-36 New street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Plans approved in accordance with engineer's report.

THE VOTE TO APPROVE PLANS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0



# MINUTES

485-28-BZ.  
APPLICANT—Hamill, Weinberg & Munro, for Leon Naham, owner.  
SUBJECT—Application for approval of plans in accordance with resolution adopted by the board under date of March 10, 1931.  
PREMISES AFFECTED—3561-3567 White Plains road and 670 East 213th street, southwest corner, The Bronx.  
APPEARANCES—  
For Applicant: James Munro.  
For Opposition: None.

ACTION OF BOARD—Plans approved in accordance with engineer's report.

## THE VOTE TO APPROVE PLANS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4  
Negative ..... 0  
Absent ..... 0

Adjourned 2 p. m.

WILLIAM J. O'GORMAN,  
Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY, SEPTEMBER 15, 1931, 2 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty.

### APPEALS FROM ADMINISTRATIVE ORDERS

241-31-A.  
APPELLANT—Peter C. Spence, Chief, Bureau of Fire Prevention; Sulken Block Realty Co., owner.  
SUBJECT—Appeal from revocation of certificate of occupancy No. 4426-1922, issued by the superintendent of buildings.  
PREMISES AFFECTED—119 West 33rd street, Manhattan.  
APPEARANCES—  
For Appellant: Inspector Peter Maher.  
For Administration: William D. Bush, Assistant Superintendent of Buildings, and Assistant Engineer S. Becker.  
For Owner of Building: D. J. Comyns and Max Sulken.  
ACTION OF BOARD—Laid over to September 29, 1931, at 2 p. m., pending opinion of corporation counsel.

239-31-A.  
APPELLANT—Edward L. Finch, et al, as Trustee.  
SUBJECT—Appeal from an order of the fire commissioner.  
PREMISES AFFECTED—105 West 42nd street, Manhattan.  
APPEARANCES—  
For Appellant: John B. Coleman.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to October 6, 1931, at 2 p. m., on request of appellant's representative.

230-31-A.  
APPELLANT—Peter C. Spence, Bureau of Fire Prevention, Sulken Block Realty Co., owner.  
SUBJECT—Appeal from the revocation of certificate of occupancy No. 4425, issued by the superintendent of buildings, under date of March 22, 1922.  
PREMISES AFFECTED—117 West 33rd street, Manhattan.  
APPEARANCES—  
For Appellant: Inspector Peter Maher.  
For Owner of Building: D. J. Comyns and Max Sulken.  
For Administration: Wm. D. Brush, assistant superintendent of buildings, and Assistant Engineer S. Becker.  
ACTION OF BOARD—Laid over to September 29, 1931, at 2 p. m., pending opinion of corporation counsel.

351-31-A.

APPELLANT—Thompson & Churchill, for 137 East 57th Street Corp., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—137 East 57th street and 700-706 Lexington ave., northwest corner, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

## THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4  
Negative ..... 0  
Absent ..... 0

411-31-A.

APPELLANT—Edward P. Doyle, for 373 Park Avenue Corp., owner.

SUBJECT—Request for acceptance—re Appeal from decisions of the tenement house commissioner.

PREMISES AFFECTED—114-120 East 53rd street, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

ACTION OF BOARD—Appeal dismissed for lack of jurisdiction.

## THE VOTE TO DISMISS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

WHEREAS, the board deemed that the matter was not within their jurisdiction in view of the opinion of the corporation counsel.

Resolved, that the appeal be and it hereby is dismissed for lack of jurisdiction.

275-31-A.

APPELLANT—Nichols Products Corporation, for S. H. Pomeroy and Company, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—280-290 East 134th street, The Bronx.

APPEARANCES—

For Appellant: R. Byron.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4



# MINUTES

Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(275-31-A)

WHEREAS, Nichols Products Corp., for S. H. Pomeroy & Co., filed, June 2, 1931, an appeal from a decision of the fire commissioner, affecting premises 280-290 East 134th street, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered May 27, 1931 (Plan No. 1142-31), reads:

"1. Burner shall be of a type approved by the Board of Standards and Appeals. F. O. Rule 12.";

and

WHEREAS, the building is non-fireproof, two stories in height, 175 ft. by 100 ft. in area; OCCUPIED for the manufacture of metal goods, not more than forty-five persons per story nor a total of eighty-two persons; and

WHEREAS, the appellant proposes to install a fuel oil burning system, using the "Nichols-McCann-Harrison" burner for demonstration purposes pending the approval of the same under Cal. No. 255-31-SA now on file with the board; and

WHEREAS, the appellant claims the burner will be installed in a special fireproof addition to the existing building, equipped with every known control and safety device; furthermore, that all equipment in connection with this installation has the approval of the National Board of Fire Underwriters.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted* for a temporary permit of ninety days pending the report of the fire department on the inspection of the burner, *on condition* that the installation shall comply with the fuel oil rules in all other respects.

253-31-A.

APPELLANT—Walter J. Bloss, for Otto J. Bloss, owner.  
SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—429-431 Kent avenue, Brooklyn.  
APPEARANCES—

For Appellant: Walter J. Bloss.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(253-31-A)

WHEREAS, Walter J. Bloss, for Otto J. Bloss, owner, filed, May 22, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 429-431 Kent avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 5, 1931 (Order No. 84111-F), reads:

"1. Provide approved fireproof windows or iron shutters at all openings in the exterior wall above the 1st story, which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at north side of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5 of the Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered May 21, 1931 (re 429-431 Kent avenue, Brooklyn), reads:

"In reply to your letter of May 15th, advising that you have been retained by the owners to appeal from the requirements of order 84111-F and that you are unable to do so due to the fact that the Bd. of Standards and

Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued, therefore, your request is denied.";

and

WHEREAS, the building is non-fireproof, seven stories in height, 44 ft. 6 in. by 115 ft. 6 in. in area; OCCUPIED for the manufacture of metal goods, not more than fifteen persons per story nor a total of seventy-five persons; and

WHEREAS, the appellant claims the building was erected in 1908; that there are forty-one windows at north side of the building affected by the order; there is a one-story brick shed, a three-story and a four-story brick building adjoining at north which constitute the exposure; these three buildings with the building in question are under one ownership and used by one tenant; furthermore, the appellant contends that the occupancy is of a non-hazardous nature; and

WHEREAS, the two buildings causing the exposure, the one-story brick building and the four-story brick building to the north and the building under appeal are in the same ownership and same tenancy on each floor with the exception of the second story of the four-story building; and

WHEREAS, the four-story building and the one-story building are connected to the same stories of the seven-story building and the use and occupancy being of a non-hazardous nature; and

WHEREAS, these conditions are the same as existed since erection of building in 1908.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that all the windows and openings on the course of the fire escape located on the north side of the building under appeal shall be protected with self-closing fireproof windows and self-closing fireproof doors; that the building shall be not increased in height or area, and that the use and occupancy shall remain unchanged.

244-31-A.

APPELLANT—Herman Goldman, for Samek Realty Corporation, lessee.

SUBJECT—Appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—29 West 34th street, Manhattan.

## APPEARANCES—

For Appellant: Herman Goldman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(244-31-A)

WHEREAS, Herman Goldman, for Samek Realty Corp., lessee, filed, May 19, 1931, an appeal from orders and a decision of the fire commissioner, affecting premises 29 West 34th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated February 27, 1931, read:

"Order No. 83054-F:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Secs. 580-581, Ch. 5, Code of Ordinances, and Rule 91 of the Board of Standards and Appeals.";

and

"Order No. 83055-F:

"You are hereby ordered and required, within 20 days from the date of the service of this order, to:



# MINUTES

"1. Arrange the standpipe system to conform to the requirements of the Rules of the Board of Standards and Appeals and comply with the following orders:

"a. Arrange the house water supply pipe so that same will connect with tank on the outside thereof above the 3,500 gallon mark only.

"b. Provide adequate heating apparatus for standpipe tank, to prevent water in same from freezing.

"c. Provide an O-S & Y gate valve on the down stream side of tank check.

"d. Provide approved pressure reducing valves, or pressure reducers, to reduce the pressure to not more than 50 pounds per square inch at standpipe outlets, all stories.

"e. Provide a  $\frac{3}{4}$ " open or automatic ball drip for standpipe line inside of building at lower level between check valve and outside siamese connection.

"f. Repair or replace broken caps on siamese at street front.

"g. Paint the street riser, wall collars and caps of siamese connection of standpipe a fire department red.

"h. Remove the bonnets or caps of all tank check valves and clean the interior of said valves of all rust or other accumulations. The body of the valve to be given then a good coat of red lead and linseed oil. NOTE: Above work to be done in the presence of a representative of this department.

"i. Protect all standpipe lines that are not located within a fire-resisting enclosed stairway, either a covering of 1-inch asbestos, expanded metal lath with  $\frac{3}{4}$ " of Portland cement plaster or by a tight, well-pointed enclosure of 2" terra cotta blocks.";

and

"Order No. 83057-F:

"You are hereby ordered and required, within 20 days from the date of the service of this order, to:

"1. Replace the missing shutters with proper iron shutters or approved fireproof windows at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at north, east and west sides of building or other approved protection, as per Sec. 375, Art. 18, Ch. 5 of the Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered May 18, 1931, reads:

"This will reply to your communication of April 22nd, 1931, in which you state that in attempting to file papers regarding orders No. 83054-5-7-F with the Board of Standards and Appeals, that you were told to file a request to this department for inspection and decision as to the applicability of the orders.

"You are advised that it is our conclusion that the above orders apply and must be complied with.";

and

WHEREAS, the building is fireproof, twelve stories in height, 25 ft. by 98 ft. in area on the first story; OCCUPIED: 1st story, women's wear, retail, 12 persons; 2nd story, offices, 18 persons; 3rd story, offices, 2 persons; 4th story, offices, 4 persons; 5th story, vacant; 6th story, offices, 8 persons; 7th story, offices, 5 persons; 8th story, offices, 6 persons; 9th story, offices, 12 persons; 10th story, offices, 9 persons; 11th story, offices, 14 persons; 12th story, offices, 6 persons; means of EGRESS consist of a non-fireproof stairway, extending from the first story to the roof, and a fire escape on the rear of the building; the building being equipped with a standpipe system with a 5,000-gallon tank and 3,000 gallons reserve for standpipe system; the tank being erected 4 ft. 6 in. above the roof; building was erected in 1906; windows in the rear wall and in the easterly and westerly wall which are within 30 ft. of openings in the adjoining buildings; and

WHEREAS, appellant contends that the standpipe is adequate for the purpose of the system throughout the building, is in a state of efficiency and that the windows in the adjoining building are protected and well equipped.

*Resolved*, that the orders and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, as to Order No. 83054-F, Item 1, *on condition* that the bottom of the tank shall be not less than 12 ft. above the top story hose outlet; as to Order No. 83055-F, Item 1-a, that a reserve of 2,100 gallons shall be maintained for the standpipe system, and that the standpipe system shall comply with the rules in all other respects; that the standpipe hose on the top story shall be equipped with  $\frac{1}{2}$ -inch nozzles; that the building shall be not increased in height or area, and granted so long as the use and occupancy remain substantially unchanged; as to Order No. 83057-F, Item 1, that the appeal be and it hereby is *denied*, and *denied* in all other respects as to Order 83055-F.

## PETITIONS FOR VARIATIONS.

395-30-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for 303-311 Fourth Avenue Corp., lessee.

SUBJECT—Variation from the requirements of the labor law as cited in order and decision of fire commissioner.

PREMISES AFFECTED—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

APPEARANCES—

For Petitioner. Phillip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 16, 1931, at 2 p. m., pending opinion of corporation counsel.

737-30-S.

PETITIONER—John Caldwell Myers, for 521 Fifth Avenue, Inc., owner.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 22, 1931, at 2 p. m., on written request of petitioner.

1-31-S.

PETITIONER—Peyser & Harris, for Maurice Mesard, owner.

SUBJECT—Variation of the labor law, as cited in order and decision of the fire commissioner.

PREMISES AFFECTED—285 Livingston street, Brooklyn.

APPEARANCES—

For Petitioner: Homer C. Harris.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0



# MINUTES

## APPLIANCES SUBMITTED FOR APPROVAL.

297-31-SA.

PETITIONER—Brooklyn Domestic Engineering Corp.,  
for Autocrat Oil Burner, owner.

SUBJECT—Autocrat Oil Burner, B-1 Model, approval of.

APPEARANCES—None.

ACTION OF BOARD—Records corrected.

THE VOTE TO CORRECT RECORDS—

Affirmative: Temporary Chairman Connell, Com-  
missioners Holland and Guilfoyle and Act-  
ing Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

494-30-SA.

PETITIONER—The Holtzer-Cabot Electric Co., owner.

SUBJECT—Holtzer-Cabot Type PC and Type PS Fire  
Alarm Systems, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of  
prosecution.

THE VOTE TO DISMISS—

Affirmative: Temporary Chairman Connell, Com-  
missioners Holland and Guilfoyle and Acting  
Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

WHEREAS, the foregoing petitioner has filed with the  
board of standards and appeals a petition for approval of  
appliance in question; and

WHEREAS, petitioner has failed to complete the papers,  
though duly notified to do so.

*Resolved*, that the petition be and it hereby is *dismissed*  
for lack of prosecution.

735-30-SA.

PETITIONER—Petroleum Heat & Power Company,  
owner.

SUBJECT—Petro Model P-2 Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Report of fire department adopted;  
appliance approved.

THE VOTE TO APPROVE—

Affirmative: Temporary Chairman Connell, Com-  
missioners Holland and Guilfoyle and Act-  
ing Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(735-30-SA)

WHEREAS, Petroleum Heat & Power Co., owner, filed,  
December 12, 1930, a petition with the board of standards  
and appeals for approval of device known as the Petro  
Model P-2 Oil Burner; and

WHEREAS, this device was submitted to the fire department  
for test and report, and the report of the chief of the  
bureau of fire prevention dated August 1, 1931, recommends  
the approval of the device.

*Resolved*, that the board of standards and appeals does  
hereby *approve* the device known as the Petro Model P-2 Oil  
Burner for use in domestic and commercial installations when  
installed in accordance with the fuel oil rules of the board  
of standards and appeals and in conformity with the report  
of the chief of the bureau of fire prevention.

146-31-SA.

PETITIONER—Pressure Oil Burners, Inc., owner.

SUBJECT—Pressure Oil Burners, Models A, B and C,  
approval of.

APPEARANCES—

For Petitioner: Harry T. Clark.

For Administration: None.

ACTION OF BOARD—Report of fire department adopted;  
appliance approved.

THE VOTE TO APPROVE—

Affirmative: Temporary Chairman Connell, Com-  
missioners Holland and Guilfoyle and Act-  
ing Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(146-31-SA)

WHEREAS, Pressure Oil Burners, Inc., owner, filed, March  
27, 1931 a petition with the board of standards and appeals  
for approval of devices known as the Pressure Oil Burners,  
Models A, B & C; and

WHEREAS, this device was submitted to the fire department  
for test and report, and the report of the chief of the  
bureau of fire prevention dated August 1, 1931, recommends  
the approval of the devices.

*Resolved*, that the board of standards and appeals does  
hereby *approve* the devices known as the Pressure Oil  
Burners, Models A, B & C, for use in domestic and commer-  
cial installations when installed in accordance with the fuel  
oil rules of the board of standards and appeals and in con-  
formity with the report of the chief of the bureau of fire  
prevention.

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

TUESDAY, SEPTEMBER 15, 1931, 4:00 P. M.

Present. Temporary Chairman Connell, Commissioners  
Holland and Guilfoyle and Acting Chief Dougherty.

### RULES

693-20-SR.

SUBJECT—Amendments to Plumbing Rules.

APPEARANCES—

For Petitioner. H. H. Murdock and Edward P.  
Doyle.

ACTION OF BOARD—Laid over to October 6, 1931, at  
2 p. m., pending opinion of the corporation counsel.

281-22-SR.

SUBJECT—Amendment to Standpipe Fire Line Rules.

APPEARANCES—

For Petitioner: Harold Riegelman and Peter  
Brandt.

For Administration: Inspector Maher of fire de-  
partment.

ACTION OF BOARD—Laid over to October 6, 1931, at  
2 p. m., pending opinion of the corporation counsel.

Adjourned 5 p. m.

WILLIAM J. O'GORMAN, *Secretary*.



---

# PUBLIC HEARING

---

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[693-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on October 6, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

---

# PUBLIC HEARING

---

## PROPOSED PAINT, VARNISH AND LACQUER SPRAYING RULES

[353-30-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, October 2, 1931, at 2 p. m., Room 1013, Municipal Building, on proposed Paint, Varnish and Lacquer Spraying Rules.

Rule for putting into effect the provision of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of paint, varnish stain and lacquer spraying apparatus.

1. All rooms or compartments wherein paint, varnish, stain, lacquer or similar material are sprayed, shall be provided with adequate ventilation to be secured by mechanical means or otherwise to secure change of air. The room or booth shall be enclosed on three sides and the air shall be changed at least four times a minute.

2. No open flame or spark-producing apparatus shall be

maintained or operated in any room in which paint, varnish, stain, lacquer or similar material are sprayed.

3. Electric motors, if used within a room as specified above, shall be of the inductive type or of the full enclosed type and shall not be located in ventilating ducts. Ventilating duct termination shall not be placed in proximity to open windows, fire escapes or other exits nor near an open flame.

4. If paints, varnish, lacquers, stain or similar materials are stored in a building they shall be stored in approved cabinets or vaults within the building.

5. Fan blades shall be constructed of non-ferrous metal.

6. The exhaust of the ventilating system shall be kept in proper repair and shall be inspected by the person in charge at least once a week for defects. When spraying operations are in progress the ventilating system shall be kept in full operation. All ducts and vent pipes shall be thoroughly cleaned.

---

# PUBLIC HEARING

---

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on October 6, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.

3. A 4-inch emergency drain with gate valve.

4. House lines taken from outside of tank.

5. Tank properly heated and provided with overflow line.

6. Tank shall not be fed through fire line.

7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.

8. An iron ladder of substantial construction, properly braced, extending to top of tank.

9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.



# PUBLIC HEARING

13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath

and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 121-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.

195-30-SA—Simplex Water Pressure Reducing Valve, approval of.

260-30-SA—Scranton Steam Pumps, approval of.

359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.

568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.

730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.

735-30-SA—Petro Model P-2 Burner, approval of.

32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.

96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.

123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.

125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.

137-31-SA—Can't Pull Anti-Syphon Trap, approval of.

224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.

225-31-SR—Rules for Inclined Stairway Invalid Lift.

250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.

251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.

255-31-SA—Nichols-McCann-Harrison Burners, approval of.

260-31-SA—Mackler Film Rewinder and Renovator, approval of.

283-31-SA—Humphrey Gas Unit Heater, approval of.

297-31-SA—Autocrat Oil Burner, B 1 Model, approval of.

298-31-SA—Deming Fuel Oil Pump, approval of.

327-31-SA—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.

348-31-SA—S. A. Ghapco Steam Generator, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# PROGRESS REPORT

## DOCKET.

|                                           |     |
|-------------------------------------------|-----|
| Cases pending December 31, 1930.....      | 417 |
| Cases filed up to September 16, 1931..... | 452 |
| Restored to calendar.....                 | 78  |

## MISCELLANEOUS APPLICATIONS.

|                                            |     |
|--------------------------------------------|-----|
| Requests to reopen.....                    | 226 |
| Requests to amend.....                     | 10  |
| Requests for modification.....             | 68  |
| Requests to rescind.....                   | 4   |
| Requests for extension of time.....        | 43  |
| Requests for extension of permit.....      | 5   |
| Requests for mechanical installations..... | 1   |
| Requests for approval of plans.....        | 11  |
| Administrative requests.....               | 0   |
| Requests for interpretation.....           | 1   |

|                                       |      |
|---------------------------------------|------|
| Total .....                           | 1317 |
| Disposed of .....                     | 948  |
| Cases pending September 16, 1931..... | 369  |

## DISPOSITION OF CASES.

|                                                    |     |
|----------------------------------------------------|-----|
| Withdrawn .....                                    | 76  |
| Dismissed .....                                    | 32  |
| Denied .....                                       | 119 |
| Granted .....                                      | 4   |
| Granted on condition.....                          | 274 |
| Appliances approved .....                          | 42  |
| Appliances dismissed, disapproved or withdrawn.... | 26  |
| Rules approved.....                                | 6   |
| Rules disapproved or rescinded.....                | 9   |

## MISCELLANEOUS ACTIONS.

|                                                  |     |
|--------------------------------------------------|-----|
| Requests to reopen granted.....                  | 180 |
| Requests to reopen denied.....                   | 44  |
| Requests to amend granted.....                   | 10  |
| Requests to amend denied.....                    | 0   |
| Requests for modification granted.....           | 51  |
| Requests for modification denied.....            | 17  |
| Requests to rescind granted.....                 | 4   |
| Requests to rescind denied.....                  | 0   |
| Requests for extension of time granted.....      | 42  |
| Requests for extension of time denied.....       | 1   |
| Requests for extension of permit granted.....    | 4   |
| Requests for extension of permit denied..        | 1   |
| Requests to install granted.....                 | 0   |
| Requests to install denied.....                  | 1   |
| Plans approved .....                             | 11  |
| Plans disapproved.....                           | 0   |
| Administrative requests granted.....             | 0   |
| Administrative requests denied or withdrawn..... | 0   |
| Interpretations .....                            | 1   |
| Requests withdrawn or dismissed.....             | 2   |

|             |     |
|-------------|-----|
| Total ..... | 948 |
|-------------|-----|

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

## BOARD OF STANDARDS AND APPEALS

Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1931.



352.05  
NEW

mem. Ref.

THE LIBRARY OF THE

OCT 8 1931

UNIVERSITY OF ILLINOIS

# BULLETIN OF THE BOARD OF STANDARDS AND APPEALS CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916.  
and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building  
New York City.

Vol. XVI

Subscription  
\$2.50 a year

SEPTEMBER 29, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 39

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT

WILLIAM J. O'GORMAN, *Secretary*

EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to  
12 noon.

*All communications should be addressed to the chairman of  
the board*

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, September 22, 1931,  
10 A. M.

Minutes of Regular Meeting, September 22, 1931,  
2 P. M.

Proposed Amendments to "Standpipe"—"Fireline"  
Rules.

Notice of Public Hearing on Proposed Amendment  
to Plumbing Rules.

Notice of Public Hearing on Proposed Paint Spray-  
ing Rules.

Approved Fuel Oil Burners for Domestic and Com-  
mercial Use.

Reserve Calendar.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building,  
Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the en-  
gineers, pertaining to the work of the board, will be seen  
only between the hours of ten in the morning and one in  
the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the  
Building Zone Resolution, and its object is to give inter-  
ested property owners opportunity to file objections, if any,  
and will be called in Room 1013, Tuesday, September 29,  
1931, at 2 o'clock. At this call each case is set for hearing  
on a definite day.

The next subsequent Call of the Calendar will be on  
Tuesday, October 6, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the  
calendar of cases that have been definitely set for hearing  
on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in  
connection with which court proceedings are pending or in  
progress, nor accepted that are not filed within twenty days  
from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, appli-  
cation or petition shall be regarded as a mere notice of in-  
tent to seek relief until it is filed on the form required  
by the rules of this board.

Upon receipt of any such communication the writer will  
be supplied with the official forms for presenting his ap-  
peal, application or petition, and if he fails to supply the  
data required thereon, within twenty days, his case may be  
dismissed for lack of prosecution.

At the time of filing an application, the appellant or peti-  
tioner shall forward a signed notice of appeal addressed  
to the administrative official (either superintendent of build-  
ings or fire commissioner) and file with this board a dupli-  
cate of said notice.

Petitioners are advised that their plans must indicate the  
points of the compass so as to establish the true location  
and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and  
disposition of same expedited by conforming to these  
directions.

HENRY L. CONNELL, *Temporary Chairman*



# CALENDAR

## DOCKET.

*New Cases Filed up to September 23, 1931.*

| <i>Cal. No.</i>              | <i>Department.</i> | <i>Premises Affected.</i>                                             |
|------------------------------|--------------------|-----------------------------------------------------------------------|
| 464-31-BZ.....               | B.B.B....          | 516-522 Sheepshead Bay rd.,<br>Bklyn., Applic. 5921-31                |
| 463-31-SA.....               | F.D.....           | Silent-Auburn Fuel Oil Burner,<br>Models A, B & C, Appliance          |
| 462-31-S.....                | F.D.....           | 1372-1382 Broadway, Man.,<br>L. D. 80241                              |
| 461-31-S.....                | F.D.....           | 49-57 W. 37th st., Man.,<br>L. D. 74950 & Decision                    |
| 460-31-BZ.....               | B.B.B....          | 793 Washington ave., Bklyn.,<br>Applic. 8066-31                       |
| 459-31-A.....                | F.D.....           | 242-250 W. 55th st., Man.,<br>F-86636                                 |
| 458-31-BZ.....               | B.B.B....          | 616 Hemlock st., Bklyn.,<br>Applic. 11082-31                          |
| 457-31-A.....                | F.D.....           | 1507-1521 Broadway, Man.,<br>F-68582                                  |
| 456-31-A.....                | B.B.M....          | 324-342 Fourth ave., Man.,<br>N. B. 26-31                             |
| 455-31-S.....                | F.D.....           | 34-01 to 34-17 64th st., Wood-<br>side, Q.,<br>L. D. 83526 & Decision |
| 454-31-A.....                | F.D.....           | 16-18 E. 40th st., Man.,<br>L. F. 88577                               |
| <i>Restored to Calendar.</i> |                    |                                                                       |
| 216-31-A.....                | F.D.....           | 121-123 Greene st., Man.,<br>L. C. 60674                              |
| 180-31-S.....                | F.D.....           | 469-479 Seventh ave., Man.,<br>L. D. 79479                            |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, SEPTEMBER 29, 1931, AT 2 P. M.**

### *Building Zone Cases.*

254-31-BZ.

APPLICANT—Max Siegel, for C. Ciampi Realty & Building Corp., owner.

PREMISES—346-356 Morris Park avenue and 1206 Wyatt avenue, southeast corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

271-31-BZ.

APPLICANT—Emil Guterman, for Adam Woll, owner.

PREMISES—94-56 to 94-58 221st street, Queens Village, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor.

**SEPTEMBER 29, 1931, 10 A. M.**

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 29, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 95-31-BZ—Application, February 24, 1931, under section 21 of the building zone resolution, of Benjamin Antin, applicant, on behalf of Christian A. Vorndran, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of East 177th street and Haviland avenue, The Bronx.

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 269-31-BZ—Application, May 28, 1931, under sections 7g and 21 of the building zone resolution, of Theobald H. Engelhardt, applicant, on behalf of Cord Meyer Development Co., owner, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required under the zone resolution; premises 105-11 to 105-35 68th road, north side, 109 ft. east of Yellowstone boulevard, Forest Hills, Borough of Queens.

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grilio, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 232-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of Henry W. Lyall, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

CAL. NO. 622-30-BZ—Application, October 6, 1930; denied February 3, 1931; reopened February



# CALENDAR

24, 1931, under sections 7g and 21 of the building zone resolution, of William J. Dempsey, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Ambboy road and Page avenue, Tottenville, Borough of Richmond.

CAL. NO. 178-30-BZ—Application, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for John Jos. Carroll, on behalf of Teresina Grilli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

CAL. NO. 229-31-BZ—Application, May 15, 1931, under sections 7e and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of Enavon Realty Corp. and Navone Bros., Inc., owners, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises 18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.

CAL. NO. 264-31-BZ—Application, May 27, 1931, under section 21 of the building zone resolution, of Cairn Operating Corp., applicant and owner, to permit in a residence district the erection and maintenance of a business building (store); premises 93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

CAL. NO. 53-29-BZ—Application, January 23, 1929; granted on certain conditions July 2, 1929; time to obtain permits and to complete work expired; reopened July 14, 1931, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Harry aBrow, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## SEPTEMBER 29, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

182-31-A—667 Madison avenue, southeast corner of East 61st street, Manhattan.  
183-31-A—3038 Emmons avenue, Brooklyn.  
241-31-A—119 West 33rd street, Manhattan.  
230-31-A—117 West 33rd street, Manhattan.  
214-31-A—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.  
284-31-A—North side of Richmond terrace, 368 ft. north-west of Western avenue, Port Ivory, Borough of Richmond.

### *Petitions for Variations.*

195-31-S—13-17 Forrest street, Brooklyn.  
201-31-S—1215-1225 Broadway, Manhattan.  
212-31-S—25 Forrest street, Brooklyn.  
213-31-S—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

### *Appliances Submitted for Approval.*

345-31-SA—Silent Glow Oil Burner, approval of.  
354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.

## OCTOBER 2, 1931, 2 P. M.

### SPECIAL MEETING.

#### *Rules.*

353-30-SR—Proposed Paint, Varnish and Lacquer Spraying Rules.

## CALL OF CLERK'S CALENDAR

### TUESDAY, OCTOBER 6, 1931, AT 2 P. M.

#### *Building Zone Cases.*

185-31-BZ.

APPLICANT—Henry J. Nurick, for David Stern, owner.  
PREMISES—1157-1159 Madison street, north side, 100 ft. east of Central avenue, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building (bakery).

280-31-BZ.

APPLICANT—Edward L. Kelly, for Jasper Mulle, owner.  
PREMISES—162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

282-31-BZ.

APPLICANT—James H. Galloway, for Josephine Lenihan, owner.

PREMISES—102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse.

300-31-BZ.

APPLICANT—Joseph A. Ledogar, owner.

PREMISES—146-13 Jamaica avenue, north side, 93 ft. west of 146th street, Jamaica, Borough of Queens.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT the erection and maintenance of an extension, partly in a residence district, of an existing business building located in a business district.

301-31-BZ.

APPLICANT—William Shary, for Harold S. Burnham, owner.

PREMISES—1238-1254 Gravesend avenue, west side, 180 ft. south of Avenue J, Brooklyn.



# CALENDAR

APPLICATION, under sections 7g and 21 of the building zone resolution,  
TO PERMIT in a business use district the erection of a garage for the storage of more than five (5) motor vehicles.

302-31-BZ.

APPLICANT—Eugene De Rosa, for Iris Holding Corp., owner.

PREMISES—137-139 West 72nd street and 138 West 73rd street, Manhattan.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district the construction and maintenance of a rear exit passageway from a proposed motion picture theatre to be erected within a business district.

303-31-BZ.

APPLICANT—Max Siegel, for Mathew Turk, owner.

PREMISES—166-01 to 166-07 Nassau boulevard, northeast corner of 166th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

OCTOBER 6, 1931, 10 A. M.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 6, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 234-31-BZ—Application, May 16, 1931, under sections 7f and 21 of the building zone resolution, of Triest Contracting Corp., applicant and lessee, on behalf of Norman G. Degnon, owner, to permit in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction; premises northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 273-31-BZ—Application, May 29, 1931, under section 7c of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Rita Shue, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 154-156 East 84th street, Manhattan.

CAL. NO. 117-31-BZ—Application, March 28, 1931; dismissed

for lack of prosecution June 23, 1931; reopened and restored to Calendar July 14, 1931, under section 21 of the building zone resolution, of Tony Andruk, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied as a store and dwelling; premises 80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

CAL. NO. 962-28-BZ—Application, December 17, 1928; withdrawn October 8, 1929; reopened June 30, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for Weidmann & Doyle, on behalf of James Raffaele and Joseph A. Raffaele, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

CAL. NO. 29-31-BZ—Application, January 19, 1931; withdrawn April 21, 1931; reopened May 5, 1931; denied June 16, 1931; reopened July 21, 1931, under sections 7c and 21 of the building zone resolution, of J. Nelson Cooper, applicant, on behalf of Lincoln Warehouse Corp., owner, to permit in a residence district the erection and maintenance of an extension to an existing business building; premises 1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

CAL. NO. 984-22-BZ—Application, July 26, 1922; granted on certain conditions for a temporary period of two years on February 19, 1924; reopened July 21, 1921, under section 21 of the building zone resolution, of Dora Goldfein, applicant and owner, to permit in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises; premises 2379 Tiebout avenue, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*

OCTOBER 6, 1931, 2 P. M.

## *Appeals from Administrative Orders.*

239-31-A—105 West 42nd street, Manhattan.  
258-31-A—103-105 Waverly place, Manhattan.  
259-31-A—876-880 Edgewater road, The Bronx.  
262-31-A—21st avenue and 21st street, Astoria, Borough of Queens.  
265-31-A—112-118 Crown street, Brooklyn.  
266-31-A—149-151 West 36th street, Manhattan.

## *Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
106-31-S—145-17 Jamaica avenue, Jamaica, Borough of Queens.  
240-31-S—373 Fifth avenue, northeast corner of East 35th street, Manhattan.  
267-31-S—321-323 Broadway, Manhattan.  
278-31-S—149-151 Fifth avenue, 921-923 Broadway and 1-15 East 21st street, Manhattan.  
281-31-S—8-14 West 30th street, Manhattan.



# CALENDAR

OCTOBER 6, 1931, 4 P. M.

SPECIAL MEETING.

*Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.

281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

## CALL OF CLERK'S CALENDAR

WEDNESDAY, OCTOBER 14, 1931, AT 2 P. M.

*Building Zone Cases.*

318-31-BZ.

APPLICANT—Edward Grauer, for Metropolitan Tobacco Co., owner.

PREMISES—649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

APPLICATION, under sections 7a, 7e and 21 of the building zone resolution,

TO PERMIT in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five motor vehicles.

322-31-BZ.

APPLICANT—Bernard Arons, owner.

PREMISES—6114-6124 17th avenue, northwest corner of 62nd street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station.

328-31-BZ.

APPLICANT—Henry J. Nurick, for Albert Buschner, owner.

PREMISES—1245-1255 Nostrand avenue, east side, 42 ft. 6 in. north of Parkside avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the conversion of the occupancy of an existing building to a motor vehicle repair shop.

329-29-BZ.

APPLICANT—Hugo E. Magnuson, for Frederick Prisco, owner.

PREMISES—2849-2855 Fulton street, north side, 24 ft. west of Barbey street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of the building used for automobile showrooms to a garage for the storage of more than five motor vehicles (previously denied under section 21; reopened July 7, 1931).

335-31-BZ.

APPLICANT—Frederick J. Flynn, for 1743 West Farms Road Realty Corp., owner.

PREMISES—1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

APPLICATION, under sections 7a, 7c and 21 of the building zone resolution,

TO PERMIT, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

342-31-BZ.

APPLICANT—Martin J. Ort, for Robert Jacobson, owner.

PREMISES—25 Featherbed lane, northwest corner of Davidson avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building.

135-31-BZ.

APPLICANT—William Richter, for Philip J. Rentz, owner.

PREMISES—239-241 Palmetto street, north side, 220 ft. east of Wilson avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied; reopened September 15, 1931).

OCTOBER 14, 1931, 10 A. M.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, October 14, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sections 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory



# CALENDAR

building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## OCTOBER 14, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

- 279-31-A—146 Elizabeth street, Manhattan.  
374-31-A—530 Broadway, Manhattan.  
421-31-A—53 91st street, Brooklyn.  
299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.  
305-31-A—386-390 Fifth avenue and 2-6 West 36th street, southwest corner, Manhattan.  
312-31-A—South side of Roosevelt avenue, 500 ft. southwest of Pelham Shore road, The Bronx.  
313-31-A—110-116 Nassau street and 43-45 Ann street, Manhattan.  
315-31-A—110-112 Fifth avenue and 1 West 16th street, northwest corner, Manhattan.

### *Petitions for Variations.*

- 304-31-S—40-42 West 37th street, Manhattan.  
306-31-S—37-41 East 58th street, 36-54 East 59th street and 617-627 Madison avenue, Manhattan.  
307-31-S—16 East 18th street, Manhattan.  
326-31-S—103 Lafayette street and 99 Walker street, southeast corner, Manhattan.  
332-31-S—426 East 109th street, Manhattan.  
341-31-S—242 Ellery street, Brooklyn.  
369-31-S—15-17 West 46th street, Manhattan.  
359-31-S—950-956 University avenue, The Bronx.

## OCTOBER 20, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 20, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 169-31-BZ—Application, April 15, 1931, under sec-

tion 21 of the building zone resolution, of William F. Regan, applicant, on behalf of Ferdinand Poltl, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## OCTOBER 20, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

- 316-31-A—257-265 West 17th street, Manhattan.  
319-31-A—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.  
338-31-A—467-477 First avenue, Manhattan.  
344-31-A—17-27 Vandewater street and 45-51 Rose street, Manhattan.  
347-31-A—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.  
358-31-A—1 West 34th street, Manhattan.  
360-31-A—15-17 West 18th street, Manhattan.  
362-31-A—552-554 Seventh avenue, Manhattan.  
363-31-A—111-117 49th street, Brooklyn.  
368-31-A—130 Madison avenue, Manhattan.  
372-31-A—Southeast corner of Bronxdale avenue and Antin place, The Bronx.

### *Petition for Variation.*

- 737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the regular meeting of the board held on Tuesday morning, September 15, 1931, and the minutes of the regular meeting of the board held on Tuesday afternoon, September 15, 1931, were approved as printed in the Bulletin No. 38, Vol. XVI.

### BUILDING ZONE CASES

223-31-BZ.

APPLICANT—Kenlon-Michels Eng. & Const. Co., Inc., for Leo Nadel, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

### APPEARANCES—

For Applicant: John Kenlon.

For Opposition: Silas Alacchi, George Hewitt and H. A. Farquhar.

ACTION OF BOARD—Report of committee adopted. Laid over to October 14, 1931, at 10 a. m., for applicant to file consents.

### THE VOTE TO ADOPT REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

4-31-BZ.

APPLICANT—John Somyak, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.



# MINUTES

PREMISES AFFECTED—8401-8405 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

## APPEARANCES—

For Applicant: Martin Granirer.

For Opposition: Charles C. Bunker and Louis A. Rosen.

ACTION OF BOARD—Laid over to October 14, 1931, at 10 a. m., on request of applicant. Final disposition.

207-31-BZ.

APPLICANT—Benjamin N. Brody, for Ignition Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the installation and maintenance of a gasoline service station.

PREMISES AFFECTED—1148 Southern Boulevard, east side, 237 feet north of East 167th street, The Bronx.

## APPEARANCES—

For Applicant: Benjamin N. Brody.

For Opposition: Samuel Abrahams, Annie Grant, Mrs. J. Hurley and Mary Gonchurp.

ACTION OF BOARD—Laid over to October 14, 1931, at 10 a. m., for inspection and report by a committee of board.

165-31-BZ.

APPLICANT—Philip J. Curry, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store).

PREMISES AFFECTED—672 Academy street, Manhattan.

## APPEARANCES—

For Applicant: Nicholas Ruck.

For Opposition: Leonard Levinsohn.

ACTION OF BOARD—Laid over to October 14, 1931, at 10 a. m., on request of applicant's representative.

697-29-BZ.

APPLICANT—Metwood Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a four-story factory building (previously withdrawn; reopened June 30, 1931).

PREMISES AFFECTED—1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

## APPEARANCES—

For Applicant: P. J. Starkman.

For Opposition: Morris C. Gerber.

ACTION OF BOARD—Laid over to October 14, 1931, at 10 a. m., on request of applicant. Final disposition.

169-31-BZ.

APPLICANT—William F. Regan, for Ferdinand Poltl, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—7926 Queens boulevard, south side, 44 feet west of 51st avenue, Elmhurst, Borough of Queens.

## APPEARANCES—

For Applicant: A. N. Horwitz, William McClenahan and Ferdinand Poltl.

For Opposition: None.

ACTION OF BOARD—Laid over to October 20, 1931, at 10 a. m., for inspection and report by a committee of board.

154-30-BZ.

APPLICANT—Rubinstein & Rosling, for Vandee Building Co., Inc.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

## APPEARANCES—

For Applicant: George Rosling.

For Opposition: Edward J. Murphy and Frederick Weisbrod.

ACTION OF BOARD—Laid over to October 20, 1931, at 10 a. m., for inspection and report by a committee of board.

1420-23-BZ.

APPLICANT—Guardian Garage, Inc., new owner.

SUBJECT—Application for reopening (amendment and extension of use, on decision of superintendent of buildings), of original application (re order of fire commissioner), to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—224-240 Clarkson avenue, Brooklyn.

## APPEARANCES—

For Applicant: Richard P. Charles.

ACTION OF BOARD—Request to reopen withdrawn.

## THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

35-29-BZ.

APPLICANT—Herman King, owner.

SUBJECT—Application for reopening—modification—re application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—210-212 Vanderbilt avenue, west side, 119 ft. 1 in. south of Willoughby avenue, Brooklyn.

## APPEARANCES—

For Applicant: Herman King and Mrs. Herman King.

ACTION OF BOARD—Request to reopen withdrawn.

## THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

814-28-BZ.

APPLICANT—Martin J. Ort, for John Cestaro, present owner.



# MINUTES

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2-8 Bushwick avenue and 796-802 Metropolitan avenue, Brooklyn.

APPEARANCES—

For Applicant. Martin J. Ort.

For Opposition: None.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Absent ..... 0

3-31-BZ.

APPLICANT—W. Bryce Rea, owner.

SUBJECT—Application. (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the maintenance of a gasoline service station and also a motor vehicle repair shop.

PREMISES AFFECTED—250-21 Northern boulevard, north side, 151 feet east of 250th street, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Joseph D. Nunan, Jr., Harold R. Yeamans and W. Bryce Rea.

For Opposition. H. H. Armington and William Nellen.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Holland ..... 1

Negative: Temporary Chairman Connell, Commissioner Guilfoyle and Assistant Chief McElligott ..... 3

Absent ..... 0

THE VOTE TO RECONSIDER—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Absent ..... 0

THE RESOLUTION—

(3-31-BZ)

WHEREAS, W. Bryce Rea, owner, filed, January 2, 1931, an application, under the building zone resolution, to permit in a business district the maintenance of a gasoline service station and, also, a motor vehicle repair shop; premises 250-21 Northern boulevard, west side, 151 ft. east of 250th street, Little Neck, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 22, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Northern boulevard is in a business district; 251st street is in a residence district; Cornell lane is in a residence district; 250th street is in a business district, and Browvale drive is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 13, 1930 (re Viol. No. 1106-1930), reads:

"On the 21st day of November, 1930, you were notified by this Bureau that you were violating Zoning

Resolution of the Building Code of the City of New York on the building being erected by you on the north side of Northern Boulevard, 151' east of 250th Street, Little Neck, by repairing motor vehicles contrary to zone law. Up to date you have done nothing to make this operation conform to the law. You are, therefore, ordered and directed by me to stop all work in connection with this operation until the law has been complied with.

"This notice must be complied with within five days.";

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 60 ft. and a depth of 98 ft.; to be occupied as a gasoline service station and, also, a motor vehicle repair shop; and

WHEREAS, it appears from evidence submitted that permits were issued by the fire department for the conduct of a gasoline selling station since 1914 and used continuously since that date as such, it would, therefore, appear from this evidence that the applicant is legally within his rights in maintaining a gasoline station on the premises in question. and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution in so far as it involves a motor vehicle repair shop.

Resolved, that the decision of the superintendent of buildings in so far as it affects the motor vehicle repair shop be and it hereby is affirmed, and the application be and it hereby is denied to that effect.

631-29-BZ.

APPLICANT—George Laskas, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also for a motor vehicle repair shop; previously granted for a garage, March 4, 1930; reopened June 9, 1931.

PREMISES AFFECTED—192 Clymer street, south side, 100 feet west of Lee avenue, Brooklyn.

APPEARANCES—

For Applicant: Francis D. McGarey.

ACTION OF BOARD—Report of committee adopted; application granted on condition.

THE VOTE TO ADOPT REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(631-29-BZ)

WHEREAS, George Laskas, owner, filed, October 22, 1929, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 22, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Division avenue is in a business district; Lee avenue is in a business district; Clymer street, west of a point 100 ft. west of Lee avenue, is in a residence



# MINUTES

district, and Taylor street, west of a point 100 ft. west of Lee avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 10, 1929 (re App. No. 11826-29), reads:

"Proposed garage for more than five cars to be located in a residential district is contrary to Art. II, Sec. 3 of Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 25 ft. and a depth of 100 ft.; on the front of the plot there is located a non-fireproof two-story building, 25 ft. by 36 ft. 11 in. in area; on the westerly rear of the plot there is located a one-story non-fireproof building, 20 ft. by 30 ft. 8 in. in area; it is proposed to incorporate the front building and the west and south walls of the rear building in a proposed structure which will cover the entire plot; the first story to be occupied as a garage for the storage of more than five motor vehicles and the second story to be occupied as a dwelling; and

WHEREAS, the premises involved was the subject of an inspection by a committee of the board, which inspection was made and report read at the hearing of this date and said report is incorporated herewith; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the first story of the present two-story building for the use of a motor vehicle repair shop for minor repairs, on condition that there shall be no power-driven machinery other than one-half horsepower electric machines and prohibiting also any open forges or anvils; that the walls and ceiling of the present first story shall be fire-retarded; that any business or work conducted on the premises shall be limited to week days between the hours of seven o'clock in the morning and six o'clock in the evening and no work on Sundays; that any advertising signs or displays shall be confined to the fixed letters on the plate glass show windows of the first story front of the building or to the facade of the building, strictly prohibiting any roof sign of any nature or description; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

555-29-BZ.

APPLICANT—Ralph B. Ittelson, for Starno Realty Corp., owner.

SUBJECT—Application for reopening—modification—re decision of the superintendent of buildings, under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a hotel with stores on the first story.

PREMISES AFFECTED—56 West 59th street, 1046-52 Sixth avenue, southeast corner and 53 West 58th street, Manhattan.

APPEARANCES—

For Applicant, R. A. Egan.

ACTION OF BOARD—Application reopened and modified.

THE VOTE TO REOPEN AND MODIFY—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(555-29-BZ)

WHEREAS, Ralph B. Ittelson, for Starno Realty Corp., owner, filed, September 9, 1929, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a hotel with stores on the first story; premises

56 West 59th street, 1046-1052 Sixth avenue, southeast corner, and 53 West 58th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 6, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 59th street is in a residence district, and Sixth avenue and West 58th street are in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 13, 1929 (re N. B. No. 113-29), reads:

"13. Use of building on 59th St and Sixth Ave. should comply with building zone resolution Art. No. 2.";

and

WHEREAS, the proposed building is to be of fireproof construction, thirty stories in height, with a frontage of 120 ft. and a depth of 100.5 ft. and 200.10 ft., irregular; to be occupied as a hotel with stores on the first story; and

WHEREAS, the premises abutting on the same street front and between the intersecting streets are business use designation; and

WHEREAS, it is held that the first story, Sixth avenue front, is not practical or adaptable for dwelling use, the board deems that under section 21, practical difficulty and unnecessary hardship, the variation is justified; and

WHEREAS, this application was granted by the board at its meeting, November 6, 1929, on certain conditions, and applicant requested a modification of these conditions as to a doorway leading to restaurant on West 59th street (Central Park South).

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the Sixth avenue frontage, first story, for a depth not exceeding 25 ft. from the Sixth avenue building line; that the use shall be restricted to retail mercantile occupancy, executive business office or retail mercantile store use, *on condition* that there shall be no commercial exposure or development on the Central Park South side, other than a doorway leading to restaurant not more than 7 ft. wide; that the use and sale of produce, meats and fish shall be prohibited; that any advertising display shall be restricted to fixed lettering on the plate glass show window of the store fronts and a bronze plaque on the first story front of building on the Central Park South side not more than 2½ ft. wide by 1½ ft. high, indicating one name, the operator of said restaurant; that all permits required shall be obtained within nine months, and any work involved completed within eighteen months from the date of this action.

190-29-BZ.

APPLICANT—McCooley & Conroy, substituted for Henry C. Brucker, for Faw Realty Co., Inc., owner.

SUBJECT—Application for reopening—extension of time—re Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—1927 Hancock street, south side, 100 feet west of Seneca avenue, Ridgewood, Queens.

APPEARANCES—

For Applicant: William A. Fluhr.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |



# MINUTES

## THE RESOLUTION—

(190-29-BZ)

WHEREAS, McCooey & Conroy, substituted for Henry C. Brucker, for Faw Realty Co., Inc., owner, filed March 22, 1929, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1927 Hancock street, south side, 100 ft. west of Seneca avenue, Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 12, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hancock street is in a business district; Seneca avenue is in a business district; Cypress avenue is in a business district, and Weirfield street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 27, 1929 (re Plan No. N. B. 837-29), reads:

"The erection of a public garage in a business district is contrary to the Zone Law.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 91 ft. and a depth of 100 ft. 1 3/8 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant claims support under section 7, subdivision e, of the building zone resolution, in that the board granted a variation for a garage upon the property abutting the site in question, which application was predicated upon the rules of exception, particularly section 7, subdivision e, of the building zone resolution; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution and that a denial of the application would be arbitrary discrimination against the applicant; and

WHEREAS, this application was granted by the board at its meeting, November 12, 1929, on certain conditions, and time extended September 16, 1930, and the architect, Henry C. Brucker, requests a modification of the time limit imposed and an extension of time to obtain permits and complete work under date of August 18, 1931.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be constructed fireproof throughout; that it shall be restricted in height to two stories above grade; that the gable walls throughout and the rear wall of the first story shall be unpierced; that a rear yard of not less than 10 ft. in depth for the entire width of the premises shall be established and maintained at the second story floor level; that fixed louvre ventilators shall be incorporated in the roof of the first story extension at second floor grade; that the front elevation shall be finished in architectural terra cotta or face brick of light color with natural stone or architectural terra cotta trimming, and that the parapet wall on the front shall be not less than 6 ft. in height above the roof grade; that any ramp incorporated shall be located at the southerly end of the building; that any windows incorporated in the rear second story shall be provided with not less than one pivoted ventilator to each sash and not less than six skylights, as indicated in the plans, shall be installed in the roof, glazed with plain glass with wire guards above and below; that the vehicular opening to the ramp shall not exceed a width of 9 ft. 6 in. in the clear; that the architect shall make a return of the drawings to this board for approval in accordance with the foregoing stipulations before submitting same to the superintendent of buildings; that any permits required shall be obtained within six months from June 16, 1931, and all work completed within one year from March 16, 1931.

Adjourned 2.10 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 22, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS

284-31-A.

APPELLANT—Leon G. Godley, for Procter & Gamble Mfg. Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—North side of Richmond terrace, 368 feet northwest of Western avenue, Port Ivory, Richmond.

### APPEARANCES—

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 29, 1931, at 2 p. m., pending inspection by the board.

421-31-A.

APPELLANT—Morton Brauer, for James Green, owner.

SUBJECT—Preferential hearing re appeal from an order of the fire commissioner.

PREMISES AFFECTED—53 91st street, Brooklyn.

### APPEARANCES—

For Appellant: None.

For Adjoining Property Owners. William J. H. Molinari.

ACTION OF BOARD—Appeal for preferential hearing granted and set for hearing October 14, 1931, at 2 p. m.

### THE VOTE TO GRANT EARLY HEARING—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

200-31-A.

APPELLANT—Croker National Fire Prev. Eng. Co., for Walter H. Stewart, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—12-16 West 116th street and 5-9 West 115th street, Manhattan.

### APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn.



# MINUTES

## THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

203-31-A.

APPELLANT—William Bayard Willis, for John D. Rockefeller, Jr., owner.

SUBJECT—Appeal from an order and a decision of the superintendent of buildings.

PREMISES AFFECTED—18 West 53rd street, Manhattan.

## APPEARANCES—

For Appellant: None.  
For Administration: Asst. Eng. Samuel Becker of bureau of buildings.

ACTION OF BOARD—Appeal withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

287-31-A.

APPELLANT—Croker National Fire Prev. Eng. Co., for Alfred Victor Barnes, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—402-408 Lafayette street and 708 Broadway, Manhattan.

## APPEARANCES—

For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(287-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Alfred Victor Barnes, owner, filed, June 6, 1931, an appeal from an order of the fire commissioner, affecting premises 402-408 Lafayette street and 708 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 19, 1931 (re Order No. 82953-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system for each building, or one tank for the two buildings properly cross-connected, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Secs. 580-581, Ch. 5, Code of Ordinances.";

and

WHEREAS, the building is fireproof, eight and ten stories in height, 96 ft. 8 in. frontage on Lafayette street, extending 275 ft. through the block with 25 ft. frontage on Broadway; OCCUPIED as a tenant factory, not more than 300 persons per story; and

WHEREAS, the appellant claims the premises consist of two buildings, No. 402-408 Lafayette street, eight stories in height, erected in 1893, and No. 708 Broadway, ten stories in height, erected in 1896, and which are interconnected by horizontal exits at each story; each building is provided with a separate standpipe system of one 4-inch riser fed from a house supply gravity tank of 1,000 gallons capacity on the eight-story building the bottom of which is 6 ft. 8 in. above the hose outlet in highest story, and 1,100 gallons capacity on the ten-story building the bottom

of which is 6 ft. 10 in. above the hose outlet in highest story; that the two buildings are also equipped with an automatic unit sprinkler system throughout, with central office water flow alarm; that no separate source of tank supply for standpipes was required in sprinklered buildings at the time these buildings were erected; furthermore, the appellant proposes to cross connect the two standpipe systems at the cellar story; and

WHEREAS, two buildings, known as 402-408 Lafayette street, erected in 1893, and 708 Broadway, erected in 1896, are now in the same and single ownership and control and are practically one building although separated on each floor by self-closing fireproof doors on each side of the dividing wall; and

WHEREAS, the building is equipped with a two-source wet sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that a tank with a reserve of not less than 3,500 gallons for the standpipe system be installed on the roof of the ten-story building, the bottom of said tank to be not less than 6 ft. 10 in. above the top story outlet of the ten-story building; the 4-inch riser on the Broadway building and the Lafayette street building to be cross connected in the cellar with a 4-inch cross connection, the hose on the tenth story of the ten-story building to be equipped with 1/2-inch nozzles; the standpipe rules shall be complied with in all other respects and the buildings shall not be increased in height or area and only so long as the two buildings are in the same condition and under the same ownership and the use and occupancy shall remain substantially unchanged.

162-31-A.

APPELLANT—Edgord Realty Co., for Jacob Neadle, owner.

SUBJECT—Application for reopening — modification—re appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—6-8 West 20th street, Manhattan.

## APPEARANCES—

For Appellant: Alfred McKown.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

## THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(162-31-A)

WHEREAS, Edgord Realty Co., for Jacob Neadle, owner, filed, April 9, 1931, an appeal from orders of the fire commissioner, affecting premises 6-8 West 20th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated January 20, 1931, read:

"Order No. 67536-LF:

"5. Provide an O.S. & Y. gate valve on the down stream side of tank check. Section 581, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.

"6. Provide approved pressure reducing valves, or pressure reducers, to reduce the pressure to not more than 50 pounds per square inch at standpipe outlets all stories. Section 581 Code of Ordinances and rules of the Board of Standards and Appeals.";

and

"Order No. 69918-F:

"1. Provide adequate heating apparatus for stand-



# MINUTES

pipe tank to prevent water in same from freezing. Sec. 580-58, Ch. 5, Code of Ordinances.

"2. Protect all standpipe lines that are not located within a fire resisting enclosed stairway with either a covering of 1" asbestos; expanded metal lath with 2-4 of Portland cement plaster, or by a tight well pointed enclosure of 2" terra cotta blocks. Secs. 580-581, Ch. 5, Code of Ordinances and rules of the Board of Standards and Appeals."

and

WHEREAS, the building, erected in 1907, is fireproof, eleven stories (150 ft.) in height, 50 ft. by 92 ft. in area at first story and 50 ft. by 82 ft. in area above; OCCUPIED as a tenant factory (principally for the manufacture of clothing), approximately twelve persons per story; and

WHEREAS, appellant contends that the standpipe is located in the stairway enclosure, excepting for that portion which is attached to the ceiling of the eleventh story; and

WHEREAS, appellant contends, further, that the standpipe gravity tank is located on the westerly portion of the roof of the structure; and

WHEREAS, appellant contends, further, that the standpipe system was approved by departments having jurisdiction at the time of the erection of the building; and

WHEREAS, this building was erected in 1907, at which time the present standpipe system was installed, and the standpipe tank installed as now erected; and

WHEREAS, this appeal was granted by the board at its meeting, June 16, 1931, on certain conditions, and appellant requested a reopening of the case and permission to withdraw as to Item No. 2 of Order No. 69918-F.

*Resolved*, that the order of the fire commissioner, No. 69918-F, be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, as to Order No. 69918-F, Item No. 1, on condition that the standpipe system shall comply with the rules in all other respects; as to Order No. 67536-LF, Items Nos. 5 and 6, and Item No. 2 of Order No. 69918-F, the appeal be and it hereby is *withdrawn*.

286-31-A.

APPELLANT—Samuel Rosenblum, for Billings Estate Corporation, owner.

SUBJECT—Appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—707-709 Broadway and 270-272 Mercer street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(266-31-A)

WHEREAS, Samuel Rosenblum, for Billings Estate Corp., owner, filed, June 5, 1931, an appeal from orders and a decision of the fire commissioner, affecting premises 707-709 Broadway and 270-272 Mercer street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated April 4, 1931, read:

"Order No. 83875-F:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Sections 580-581, Ch. 5, Code of Ordinances and rules of the Board of Standards and Appeals."

and

"Order No. 83877-F:

"1. Arrange the standpipe system to conform to the requirements of the Board of Standards and Appeals and comply with the following orders:

"a. Replace the 3" riser on Mercer Street side of building which connects with present tank, with a 4" riser."

and

WHEREAS, the decision of the fire commissioner, rendered June 2, 1931, reads:

"This will reply to your letter of April 21st, 1931, referring to orders No. 83875-F and 83877-F, item a, in which you call attention to an order issued by this department December 26th, 1913, and which was accepted by providing a sprinkler system in lieu of the standpipe.

"Your request for rescindment must be denied due to their being no legal modification of the orders."

and

WHEREAS, the building is fireproof, ten stories in height, 49 ft. 8 in. frontage on Broadway, extending 200 ft. through the block with 62 ft. 10 in. frontage on Mercer street; OCCUPIED as a tenant factory; at present time seven floors are vacant; and

WHEREAS, the appellant claims the building was erected in 1895, equipped with a sprinkler system throughout the building, also with a standpipe system installed at the time of erection of the building, consisting of a 4-inch riser at Broadway side and a 2½-inch riser at Mercer street side of the building, fed from a house supply gravity tank of 2,100 gallons capacity, the bottom of which is 9 ft. 2 in. above the hose outlet in highest story; that a standpipe order No. 12108-F was issued against the premises in 1913, the fire department ruled that if an automatic sprinkler system were installed it would be accepted in lieu of complying with the standpipe order, the work of installing the sprinkler system was completed and the standpipe order was rescinded in 1915; furthermore, the appellant contends the exits are adequate and the building is provided with sufficient means of fire-fighting appliances; and

WHEREAS, the building was erected in 1895, at which time the present standpipe system was installed, and which was subject to an order of the fire commissioner in 1913, which order was held in abeyance pending the installation of a two-source sprinkler system, and when such system was installed the order of 1913 was rescinded.

*Resolved*, that the orders and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the 2½-inch riser on the Mercer street front be replaced with a 4-inch riser located in the stairhall enclosure connecting to the tank on the roof; that a reserve of 1,500 gallons be maintained for standpipe supply in the present 2,100-gallon tank; that the elevation of the bottom of the tank be not less than 9 ft. above the top story outlet; that the standpipe hose on the top story shall be equipped with ½-inch nozzles; that the building shall be not increased in height or area and only so long as the present two-source sprinkler system is maintained in good working order and the standpipe system complies in all other respects.

495-30-A.

APPELLANT—Joel D. Marder, for Cornell University, owner.

SUBJECT—Application for reopening—interpretation—re appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—467-477 First avenue, Manhattan.

APPEARANCES—

For Appellant: Joel D. Marder.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.



# MINUTES

## THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
 Negative ..... 0  
 Absent ..... 0

## THE RESOLUTION—

(495-30-A)

WHEREAS, Joel D. Marder, for Cornell University, owner, filed, July 14, 1930, an appeal from an order and a decision of the fire commissioner, affecting premises 467-477 First Avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 20, 1929 (Order No. 51387-LC), reads:

"An inspection of your refrigerating plant located at 467-477 First Avenue, Manhattan, shows that the following changes are necessary to have the plant conform with the Fire Department Regulations:

"1. Remove or cut off the refrigerating system from the building or parts of the building by unpierced fireproof construction, as per Section 219 (f) of Chapter 10, Code of Ordinances."

and

WHEREAS, the decision of the fire commissioner, rendered June 25, 1930, reads:

"Referring to your letter of May 29, 1930, please be advised that this department can make no variation from item 1 of order numbered 51387-LC, issued against premises 467-77 First Avenue, as the provisions of this item are mandatory under Section 219 (f) of the Code of Ordinances."

and

WHEREAS, the building is fireproof, five stories and pent house in height, 197 ft. 6 in. by 97 ft. 9 in. in area; OCCUPIED: cellar, refrigerating room, clinic and storage, 40 persons; 1st story, administration and clinic, 100 persons; 2nd story, medical college and clinic, 75 persons; 3rd story, medical college and clinic, 60 persons; 4th story, medical college and clinic, 60 persons; 5th story, medical college and clinic, 60 persons; 6th story, animals and machinery; and

WHEREAS, there is located in the basement story of the building a refrigerating system, the refrigerant being 275 pounds of liquid ammonia, the machine being "York" type and having a capacity of 15 tons; and

WHEREAS, appellant contends that when the plant was installed it complied with all laws and regulations then in effect; that the refrigerant plant is located in the power plant space in the basement, which is cut off from the rest of the building by fireproof partitions and with only one opening to the rest of the building; that said opening is protected by a self-closing door, in addition to which it is proposed to erect an adjacent vestibule and self-closing door providing a double separation; that the power plant space is mechanically ventilated in excess of requirements by a 2 ft. by 2 ft. individual vent duct running from the refrigerating room run directly to the roof of this building, as well as by natural ventilation through four windows opening from the refrigerating room to the street (27th street) through ventilating louvres; and

WHEREAS, this appeal was granted by the board at its meeting, January 27, 1931, on certain conditions, and appellant requested a modification of these conditions.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the entrance to the refrigerating room from any part of the building other than the power plant room in the basement, such as the boiler room, engine room, pump room, etc., shall be through one opening in the wall located at the northerly end of the refrigerating room and that this entrance shall be equipped with a vestibule with a self-closing fireproof, vaporproof door at each end of the vestibule; that the unit composed of the refrigerating room and power plant rooms

shall be connected to the outer air direct through the boiler room; that there shall be no direct connection between the fire room and boiler room and refrigerating room except by vestibule door in present tight partitions provided at each end of the vestibule with self-closing vaporproof doors, and that the code shall be complied with in all other respects.

216-31-A.

APPELLANT—Samuel Lax, for David Leviton, Inc., owner.

SUBJECT—Application for reopening—modification—re appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—121-123 Greene street, Manhattan.

APPEARANCES—

For Appellant: Samuel Lax.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened, restored to Calendar and granted on condition.

THE VOTE TO REOPEN, RESTORE TO CALENDAR AND GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
 Negative ..... 0  
 Absent ..... 0

## THE RESOLUTION—

(216-31-A)

WHEREAS, Samuel Lax, for David Leviton, Inc., owner, filed, May 11, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 121-123 Greene street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 11, 1931 (re Order No. 60674-LC), reads:

"Re Combustible Fibre.

"Before permit may be transferred from 69 Greene to 123 Greene Street, the following must be done:

"1. Reduce stock of combustible fibre to 5 tons, Section 24, Chapt. 12, Code of Ordinances.

"2. Separate portion of premises where combustible fibres are stored from the remainder of the building by walls, floor and ceiling protected by fire retarding material and with all floor openings similarly protected and constructed in a manner approved by the Fire Commissioner. Sec. 24-6, Chapt. 12, Code of Ordinances.

"It is unlawful for you to continue the storage and use of combustible fibre without a permit. Please notify this Department promptly when these orders have been complied with."

and

WHEREAS, the decision of the fire commissioner, rendered May 9, 1931, reads:

"Replying to your favor of May 9, 1931, regarding order numbered 60674-LC, as the Fire Department cannot rescind any order issued against any applicant for a permit, we would suggest that violation numbered 60674-LC be either complied with or that you take advantage of your right to appeal from our decision by appealing to the Board of Standards and Appeals, Room 1002, Municipal Building."

and

WHEREAS, the building, erected in 1888, is non-fireproof, six stories in height, 50 ft. by 100 ft. in area at first story and 50 ft. by 85 ft. in area above; OCCUPIED: 1st story, machinist, 15 persons; 2nd story, storage of woolen stock, 15 persons; 3rd and 4th stories, manufacture of hats, 15 persons per story; 5th and 6th stories, storage of wool stock, 15 persons; and

WHEREAS, appellant contends that it is proposed to store ten tons of fibres (woolen stock) on the second story and five tons of loose clippings on each of the fifth and sixth stories and proposes to install a sprinkler system; and



# MINUTES

WHEREAS, this appeal was denied by the board at its meeting, July 24, 1931, and reopened by vote of the board, the appellant agreeing to.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, permitting the use of the second story for baled wool clippings, not more than ten tons at any one time on the entire second story, and the fifth and sixth stories for loose wool clippings, not more than five tons on each floor at any one time, *on condition* that the floor loads of the first, second and third stories shall be not less than 120 pounds per square foot and the floor loads of the fourth, fifth and sixth stories shall be not less than 60 pounds per square foot, said floor loads to be posted on each floor; that the occupancy of the 3rd, 4th, 5th and 6th stories shall be limited to not more than fifteen persons per story; that the the occupancy of the second story shall be limited to not more than five persons at any one time; that the proper aisle space and height above floor of the stored material shall be maintained in accordance with the code of ordinances; that the building is to be equipped with a two-source wet sprinkler system with water-flow alarm; that this permit is not to become effective until such sprinkler system is installed and approved by the fire department; that the building be not increased in height or area and shall comply with the code requirements in all other respects.

## PETITIONS FOR VARIATIONS

737-30-S.

PETITIONER—John Caldwell Myers, for 521 Fifth Avenue, Inc., owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 20, 1931, at 2 p. m., on written request of petitioner.

274-31-S.

PETITIONER—United Real Estate Owners Association, for The Wall Street Journal Building Company, owner.

SUBJECT—Application for reopening—reconsideration—re variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—453-457 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: Peter S. Brandt.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Absent ..... 0

84-31-S.

PETITIONER—Van F. Pruitt, for 29 West 47th Street Corporation., owner.

SUBJECT—Application for reopening—reconsideration re variation of the labor law as cited in an order of the superintendent of buildings.

PREMISES AFFECTED—29-31 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Van F. Pruitt and C. Marklel.

ACTION OF BOARD—Request to reopen denied.

## THE VOTE TO REOPEN—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Absent ..... 0

178-31-S.

PETITIONER—Samuel E. Brown, for 20 West 36th Street, Inc., owner.

SUBJECT—Request for acceptance—re variation of the labor law as cited in an order of the fire commissioner.

PREMISES AFFECTED—62-72 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: E. D. Story.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request for acceptance denied; petition dismissed, application having been determined under a previous calendar number.

THE VOTE TO ACCEPT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Absent ..... 0

THE VOTE TO DISMISS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

180-31-S.

PETITIONER—Kenlon-Michels Engineering & Cont. Co., Inc., for Raybar Realty Co., Inc., owner.

SUBJECT—Application for reopening—reconsideration as to granting of temporary permit—re variation of the labor law as cited in an order of the fire commissioner.

PREMISES AFFECTED—469-479 Seventh avenue and 160-166 West 36th street, southeast corner, Manhattan.

APPEARANCES—

For Petitioner: John Kenlon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and granted on condition.

THE VOTE TO REOPEN AND GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(180-31-S)

WHEREAS, Kenlon-Michels Engineering and Contracting Co., Inc., for Raybar Realty Co., Inc., owner, filed, April 24, 1931, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 469-479 Seventh avenue and 160-166 West 36th street, southeast corner, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 22, 1930 (Order No. 79479-LD), reads:

"No. 4. Remove all articles or wares from stairway enclosure or from landings, platforms or passageways connected therewith including floor mats, ladders, etc., in fire tower. Also cigar stand in entrance hall south side of building, first story, as per rules of the Board of Standards and Appeals.";

and



# MINUTES

WHEREAS, the building, erected in 1920, is fireproof, sixteen stories in height, 98 ft. 9 in. by 140 ft. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent manufacturing, approximately fifty persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: three interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, petitioner contends that the cigar stand in question does not interfere with the means of exit from the building; and

WHEREAS, this appeal was denied by the board at its meeting, June 23, 1931, and reopened by vote of the board.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* for a temporary permit until the expiration of the lease, which expires on June 30, 1933, after which time the use is to be discontinued, for use of a cigar stand located in the southwesterly portion of the Seventh avenue front of the building, south of any doorways leading direct to the street; the cigar stand to be confined to a space not more than 8 ft. 6 in. by 6 ft. in width, the use to be confined wholly and solely to the sale of cigars, cigarettes or tobacco; that there shall be no open flames of any nature or description permitted on the stand, and that the labor law shall be complied with in all other respects.

## APPLIANCES SUBMITTED FOR APPROVAL

283-31-SA.

PETITIONER—General Gas Light Company, owner.

SUBJECT—Humphrey Gas Unit Heater, approval of.

APPEARANCES—

For Petitioner: None.

For Administration. Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

298-31-SA.

PETITIONER—The Deming Company, owner.

SUBJECT—Deming Fuel Oil Pump, approval of.

APPEARANCES—

For Petitioner: None.

For Administration. Inspector Maher of fire department.

ACTION OF BOARD—Report of fire department adopted and petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(298-31-SA)

WHEREAS, The Deming Co., owner, filed, June 12, 1931, a petition with the board of standards and appeals for approval of their device known as the Deming Fuel Oil Pump; and

WHEREAS, this device was submitted to the fire department for test and report and the report of the chief of the bureau of fire prevention dated September 15, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Deming Fuel Oil Pump for use in fuel oil installations, when installed in ac-

cordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention.

123-31-SA.

PETITIONER—Bock Oil Burner Corp., owner.

SUBJECT—Bock Oil Burner, Models A, B, C and D, approval of.

APPEARANCES—

For Petitioner. L. S. Bloom.

For Administration. Inspector Maher of fire department.

ACTION OF BOARD — Report of fire department adopted.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(123-31-SA)

WHEREAS, Bock Oil Burner Corp., owner, filed, March 12, 1931, a petition with the board of standards and appeals for approval of their device known as the Bock Oil Burner, Models A, B, C and D; and

WHEREAS, this device was submitted to the fire department for test and report and the report of the chief of the bureau of fire prevention dated August 18, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Bock Oil Burner, Models A, B, C and D, for use in domestic and commercial installations, when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention.

255-31-SA.

PETITIONER—Nichols Products Corporation, owner.

SUBJECT—Nichols-McCann-Harrison Burners, approval of.

APPEARANCES—

For Petitioner: R. Byron.

For Administration. Inspector Maher of fire department.

ACTION OF BOARD — Report of fire department adopted and petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(255-31-SA)

WHEREAS, Nichols Products Corp., owner, filed, May 23, 1931, a petition with the board of standards and appeals for approval of their device known as the Nichols-McCann-Harrison Burner; and

WHEREAS, this device was submitted to the fire department for test and report and the report of the chief of the bureau of fire prevention dated September 15, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Nichols-McCann-Harrison Burner for use in commercial and industrial installations, when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the bureau of fire prevention, and in addition that a competent qualified operator is on duty at all times while the burners are in operation.



# MINUTES

327-31-SA.

PETITIONER—Mid-West Oil Burner Mfg. Co., owner.  
SUBJECT—Mid-West Oil Burner, Models 106-108-208-211-311 and 114, approval of.

APPEARANCES—

For Petitioner: None.

For Administration. Inspector Maher of fire department.

ACTION OF BOARD — Report of fire department adopted and appliance approved.

THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(327-31-SA)

WHEREAS, Mid-West Oil Burner Manufacturing Co., owner, filed, June 29, 1931, a petition with the board of standards and appeals for approval of their device known as the Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114; and

WHEREAS, this device was submitted to the fire department for test and report and the report of the chief of the bureau of fire prevention dated August 18, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, for use in domestic, commercial and industrial installations, when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention.

297-31-SA.

PETITIONER—Brooklyn Domestic Engineering Corp., for Autocrat Oil Burner Corp., owner.

SUBJECT—Autocrat Oil Burner, B-1 Model, approval of.

APPEARANCES—

For Petitioner: Thomas G. Lupo.

For Administration. Inspector Maher of fire department.

ACTION OF BOARD—Report of fire department adopted and appliance approved.

THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(297-31-SA)

WHEREAS, Brooklyn Domestic Engineering Corp., owner,

filed, June 11, 1931, a petition with the board of standards and appeals for approval of their device known as the Autocrat Oil Burner, Model B 1; and

WHEREAS, this device was submitted to the fire department for test and report and the report of the chief of the bureau of fire prevention dated September 14, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Autocrat Oil Burner, Model B 1, for use in domestic and commercial installations, when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention.

1361-24-SA.

PETITIONER—Caloroil Burner Corporation.

SUBJECT—Application for reopening—amendment—re approval of Caloroil Burner, Type AA.

APPEARANCES—

For Petitioner: M. J. Binkley.

For Administration. Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND RESOLUTION

AMENDED—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

1361-24-SA)

WHEREAS, The Caloroil Burner Corp. filed, November 13, 1924, a petition with the board of standards and appeals for approval of their device known as the Caloroil Burner, Pump and Fan Set, Type AA; and

WHEREAS, a committee of the board inspected this device in operation and recommends the approval of this device for use in domestic and industrial installations with either Grade A or Grade B fuel oil, when installed in conformity with the rules of the board of standards and appeals; and

WHEREAS, this device was approved by the board at its meeting, May 5, 1928, for domestic and industrial operation, and petitioner requests the inclusion of commercial installations.

*Resolved*, that the device be and it hereby is approved for use in domestic, commercial and industrial fuel oil installations *on condition* that the fuel oil burning equipment be installed in conformity with the rules of the board of standards and appeals.

Adjourned 6.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

## PUBLIC HEARING

### PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on October 6, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to con-

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

form to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling.\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.



---

## PUBLIC HEARING

---

3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.
10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.
11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.
12. An open or automatic ball drip between the siamese check and siamese.
13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of

the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.

15. The siamese street riser, wall collars and caps painted a Fire Department red.

16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.

17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

---

## PUBLIC HEARING

---

### PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[693-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on October 6, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

---

## PUBLIC HEARING

---

### PROPOSED PAINT, VARNISH AND LACQUER SPRAYING RULES

[353-30-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, October 2, 1931, at 2 p. m., Room 1013, Municipal Building, on proposed Paint, Varnish and Lacquer Spraying Rules.

Rule for putting into effect the provision of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of paint, varnish stain and lacquer spraying apparatus.

1. All rooms or compartments wherein paint, varnish, stain, lacquer or similar material are sprayed, shall be provided with adequate ventilation to be secured by mechanical means or otherwise to secure change of air. The room or booth shall be enclosed on three sides and the air shall be changed at least four times a minute.

2. No open flame or spark-producing apparatus shall be

maintained or operated in any room in which paint, varnish, stain, lacquer or similar material are sprayed.

3. Electric motors, if used within a room as specified above, shall be of the inductive type or of the full enclosed type and shall not be located in ventilating ducts. Ventilating duct termination shall not be placed in proximity to open windows, fire escapes or other exits nor near an open flame.

4. If paints, varnish, lacquers, stain or similar materials are stored in a building they shall be stored in approved cabinets or vaults within the building.

5. Fan blades shall be constructed of non-ferrous metal.

6. The exhaust of the ventilating system shall be kept in proper repair and shall be inspected by the person in charge at least once a week for defects. When spraying operations are in progress the ventilating system shall be kept in full operation. All ducts and vent pipes shall be thoroughly cleaned.



# APPROVED APPLIANCES

## Burners for Domestic and Commercial Use

| <i>Name of Burner</i>                         | <i>Calendar No.</i> | <i>Name of Burner</i>                                                                                   | <i>Calendar No.</i> |
|-----------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------|---------------------|
| A. B. C. Oil Burner.....                      | 1295-24-SA          | Kleen Heet Oil Burner.....                                                                              | 62-24-SA            |
| A. B. C. Oil Burner, Type H.....              | 684-29-SA           | Kreager Oil Burner.....                                                                                 | 367-30-SA           |
| Aetna Automatic Oil Burner.....               | 1547-23-SA          | Kres-Kno Oil Burner.....                                                                                | 443-28-SA           |
| Aladdin Oil Burner.....                       | 298-26-SA           | Lawrence May Oil Burner.....                                                                            | 1034-27-SA          |
| Alexander Oil Burner.....                     | 65-28-SA            | Leiman Brothers Fuel Oil Burner.....                                                                    | 314-30-SA           |
| Arcoil Heat Machine.....                      | 632-26-SA           | Liberty Automatic Heater.....                                                                           | 129-28-SA           |
| Baker Automatic House Heating Burner.....     | 1323-22-SA          | Majestic Oil Burner.....                                                                                | 693-30-SA           |
| Baker Oil Burner, Model L, Gun Type.....      | 404-29-SA           | Marr Oil Heat Machine.....                                                                              | 765-26-SA           |
| Ballard Super Domestic Oil Burner.....        | 939-24-SA           | May Oil Burner.....                                                                                     | 68-24-SA            |
| Bayard Domestic Fuel Oil Burner.....          | 1184-22-SA          | Mayflower Oil Burner.....                                                                               | 124-29-SA           |
| Berggren Oil Burner.....                      | 764-26-SA           | McIlvane Oil Burner.....                                                                                | 544-29-SA           |
| Bettendorf Oil Burner.....                    | 731-28-SA           | Melco Automatic Oil Burner, Type "A".....                                                               | 1032-25-SA          |
| Braden Automatic Fuel Oil Burner.....         | 322-30-SA           | Merco Oil Burner.....                                                                                   | 637-29-SA           |
| Branford Oil Burner.....                      | 36-31-SA            | Morrissey Oil Burner.....                                                                               | 673-27-SA           |
| Caloril Burner—Type AA.....                   | 1361-24-SA          | Mousette Oil Burner.....                                                                                | 887-25-SA           |
| Carboradiant Oil Burner, Models V & VS....    | 16-31-SA            | National Rotary Oil Burner.....                                                                         | 836-25-SA           |
| Carborundum Burner.....                       | 571-29-SA           | New Perfection Oil Burner, Type "C".....                                                                | 518-29-SA           |
| Carter-Korth Oil Burner.....                  | 54-30-SA            | New Process Oil Burner.....                                                                             | 1071-27-SA          |
| Century Oil Burner.....                       | 157-28-SA           | Noiseless Nokol Model G Oil Burner.....                                                                 | 801-28-SA           |
| Challenger Kleen Heat Burner, Series No. 100  | 813-28-SA           | Noiseless Nokol Rotary Oil Burner Model R                                                               | 584-28-SA           |
| Combustion Fuel Oil Burner.....               | 1105-22-SA          | Nokol Automatic Heater.....                                                                             | 1078-24-SA          |
| Combustion Fuel Oil Burner, Type B.....       | 295-29-SA           | Nu-Way Oil Burner.....                                                                                  | 773-26-SA           |
| Commonwealth Oil Burner.....                  | 348-28-SA           | Oil-Elec-Tric Oil Burner.....                                                                           | 317-31-SA           |
| Cook's Automatic Oil Burner.....              | 955-27-SA           | Oliver Oil Gas Burner, No. 30-A.....                                                                    | 1359-24-SA          |
| Crescent Oil Burner.....                      | 222-29-SA           | Oronoke Oil Burner.....                                                                                 | 394-30-SA           |
| Crown Oil Burner, Type XA.....                | 426-29-SA           | Orr Fuel Oil Burner.....                                                                                | 113-26-SA           |
| Crystal Blue Flame Oil Burner.....            | 423-29-SA           | Paramount Oil Burner.....                                                                               | 1193-25-SA          |
| Dahl Vaporizing Oil Burner.....               | 915-26-SA           | Paramount Oil Burner, Model A.....                                                                      | 617-30-SA           |
| D'Elia Oil Burner.....                        | 155-31-SA           | Pascoe Oil Burner and Pump Set.....                                                                     | 1029-26-SA          |
| Dist-o-matic Oil Burner.....                  | 663-28-SA           | Petro Domestic Burner.....                                                                              | 161-26-SA           |
| Doherty Oil Burner.....                       | 943-26-SA           | Petro Burner, Model O.....                                                                              | 78-28-SA            |
| Economy Oil Burner, Type A-1.....             | 45-31-SA            | Petro Burner, Model P-2.....                                                                            | 735-30-SA           |
| Eisler Automatic Oil Burner.....              | 481-27-SA           | Petro Oil Burner, Models D-10, D-11, D-12,<br>D-13, D-14 and D-15.....                                  | 40-31-SA            |
| Electrol Automatic Oil Burner.....            | 259-25-SA           | Piatt Oil Burning Water Heater.....                                                                     | 737-29-SA           |
| Electromatic Oil Burner.....                  | 603-29-SA           | Pioneer Automatic Oil Burner.....                                                                       | 1259-27-SA          |
| Enterprise Rotary Fuel Oil Burner.....        | 1149-27-SA          | Powerlight Oilheat Burner.....                                                                          | 628-23-SA           |
| Espo Oil Gas Burner.....                      | 1431-23-SA          | Pressure Oil Burners, Models A, B and C....                                                             | 146-31-SA           |
| Faultless Oil Burner.....                     | 493-24-SA           | Quiet Ballard Automatic Oil Burner.....                                                                 | 660-30-SA           |
| Fluid Heat Domestic Oil Burner, Type O....    | 1094-27-SA          | Ray Rotary Fuel Oil Burner.....                                                                         | 504-23-SA           |
| Foster Oil Burner.....                        | 715-26-SA           | Rayfield Oil Burner.....                                                                                | 504-26-SA           |
| Franklin Domestic Oil Burner.....             | 560-26-SA           | Re-Ly-On Oil Burner.....                                                                                | 745-26-SA           |
| Fuelo Oil Burner.....                         | 47-30-SA            | Remington Oil Burner.....                                                                               | 891-26-SA           |
| Gar Wood Oil Burner.....                      | 373-30-SA           | Rexoil Domestic and Industrial Fuel Oil Burner                                                          | 667-28-SA           |
| Gilbert & Barker Flexible Flame Burner.....   | 109-31-SA           | Rickard Oil Burner.....                                                                                 | 1011-27-SA          |
| Gill Oil Burner.....                          | 1231-23-SA          | Richmond Gravity Fuel Oil Burner.....                                                                   | 1193-22-SA          |
| Goodspeed Automatic Oil Burner.....           | 957-27-SA           | Schulse Home Oil Burner.....                                                                            | 1487-23-SA          |
| Gulf Oil Burner.....                          | 382-26-SA           | Security Oil Burner.....                                                                                | 56-28-SA            |
| Hardinge Oil Burner and Pump Set.....         | 813-25-SA           | Shepard Oil Burner.....                                                                                 | 563-30-SA           |
| Harris Fuel Oil Burner.....                   | 690-30-SA           | Shill Oil Burner.....                                                                                   | 315-30-SA           |
| Hart Automatic Oil Burner.....                | 1162-24-SA          | Silent Automatic Oil Burner.....                                                                        | 458-26-SA           |
| Hart Automatic Oil Burner, Model Series "DO"  | 595-29-SA           | Silent Automatic Burner, Model "B".....                                                                 | 709-30-SA           |
| Hayward Oil Burner.....                       | 696-30-SA           | Silent Automatic Burner, Model "E".....                                                                 | 710-30-SA           |
| Heatiator Oil Burner.....                     | 1346-23-SA          | Silent Glow Oil Burner, Model G.....                                                                    | 600-30-SA           |
| Hercules Oil Burner.....                      | 510-29-SA           | Simplex Domestic Oil Burner, Type P.A.....                                                              | 446-30-SA           |
| Holby Type A Fuel Oil Burner.....             | 688-29-SA           | Simplex Domestic Type "S.P." Oil Burner....                                                             | 145-31-SA           |
| Homer Domestic Oil Burner.....                | 1211-25-SA          | Socony Arrow Oil Burner Pump and Fan Set                                                                | 1191-24-SA          |
| Improved Kres-Kno Oil Burner.....             | 591-29-SA           | Stroud-in-the-Door Burner.....                                                                          | 129-27-SA           |
| International Mechanical Draft Oil Burner.... | 372-30-SA           | Stuhler Oil Burner.....                                                                                 | 618-27-SA           |
| International Oil Burner.....                 | 1305-24-SA          | Summerheat Oil Burner.....                                                                              | 581-26-SA           |
| Johnson Improved Rotary Fuel Oil Burner....   | 938-22-SA           | Sundstrand Automatic Oil Burner.....                                                                    | 755-26-SA           |
| Joyce Oil Burner.....                         | 852-26-SA           | Sundstrand Purmaco Automatic Oil Burner,<br>Models A-2, 4-B, C-5, A-3U, 3K, B-5U,<br>B-5K and C-6U..... | 658-30-SA           |
| K. F. C. Oil Burner.....                      | 846-25-SA           |                                                                                                         |                     |



# APPROVED APPLIANCES

| Burners for Domestic and Commercial Use   |              |                                            |              |
|-------------------------------------------|--------------|--------------------------------------------|--------------|
| Name of Burner                            | Calendar No. | Name of Burner                             | Calendar No. |
| Sunflower Model S-1 Oil Burner.....       | 657-29-SA    | Universal Fuel Oil Burner.....             | 6-24-SA      |
| Sunflower Oil Burner, Model S-2.....      | 587-30-SA    | Vesta Oil Burner.....                      | 451-26-SA    |
| Super Automatic Oil Heater Model SSH..... | 715-29-SA    | Victor Oil Burner.....                     | 612-30-SA    |
| Sword Automatic Oil Burner.....           | 951-25-SA    | Victory Oil Burner.....                    | 320-30-SA    |
| Tabor Automatic Oil Heater, Type "D"..... | 778-28-SA    | Volcano Automatic Oil Burner.....          | 556-29-SA    |
| Timken Oil Burner, Model 20.....          | 287-28-SA    | Wayne Oil Burner Pump and Fan Set.....     | 1155-25-SA   |
| Timken Rotary Oil Burner.....             | 297-29-SA    | Williams Oil-o-matic Fuel Oil Burner, Wil- |              |
| Torridheat Oil Burner.....                | 63-28-SA     | liams Oil-o-matic, Jr. and Model "K"....   | 918-22-SA    |
| Uni-Lec-Tric Oil Burner.....              | 498-29-SA    | Winslow Industrial Burner.....             | 19-25-SA     |
| United States Oil Burner.....             | 620-28-SA    | York Automatic Oil Burner.....             | 44-29-SA     |

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

#### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.
- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

- 380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.
- 195-30-SA—Simplex Water Pressure Reducing Valve, approval of.
- 260-30-SA—Scranton Steam Pumps, approval of.
- 359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.
- 568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.
- 730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.
- 735-30-SA—Petro Model P-2 Burner, approval of.
- 32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.
- 96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.
- 123-31-SA—Bock Oil Burner, Models A, B, C and D, approval of.
- 125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.
- 137-31-SA—Can't Pull Anti-Syphon Trap, approval of.
- 224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.
- 225-31-SR—Rules for Inclined Stairway Invalid Lift.
- 250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.
- 251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.
- 255-31-SA—Nichols-McCann-Harrison Burners, approval of.
- 260-31-SA—Mackler Film Rewinder and Renovator, approval of.
- 283-31-SA—Humphrey Gas Unit Heater, approval of.
- 297-31-SA—Autocrat Oil Burner, B 1 Model, approval of.
- 298-31-SA—Deming Fuel Oil Pump, approval of.
- 327-31-SA—Mid-West Oil Burner, Models 106, 108, 208, 211, 311 and 114, approval of.
- 348-31-SA—S. A. Ghapco Steam Generator, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to September 23, 1931.....  | 464  |
| Restored to calendar.....                  | 80   |
| <b>MISCELLANEOUS APPLICATIONS.</b>         |      |
| Requests to reopen.....                    | 238  |
| Requests to amend.....                     | 12   |
| Requests for modification.....             | 73   |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 44   |
| Requests for extension of permit.....      | 5    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 11   |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 1    |
| Total .....                                | 1350 |
| Disposed of .....                          | 983  |
| Cases pending September 23, 1931.....      | 367  |

## DISPOSITION OF CASES.

|                                                     |     |
|-----------------------------------------------------|-----|
| Withdrawn .....                                     | 78  |
| Dismissed .....                                     | 33  |
| Denied .....                                        | 120 |
| Granted .....                                       | 4   |
| Granted on condition.....                           | 279 |
| Appliances approved .....                           | 47  |
| Appliances dismissed, disapproved or withdrawn..... | 27  |
| Rules approved.....                                 | 6   |
| Rules disapproved or rescinded.....                 | 0   |
| <b>MISCELLANEOUS ACTIONS.</b>                       |     |
| Requests to reopen granted.....                     | 188 |
| Requests to reopen denied.....                      | 46  |
| Requests to amend granted.....                      | 12  |
| Requests to amend denied.....                       | 0   |
| Requests for modification granted.....              | 53  |
| Requests for modification denied.....               | 20  |
| Requests to rescind granted.....                    | 4   |
| Requests to rescind denied.....                     | 0   |
| Requests for extension of time granted.....         | 43  |
| Requests for extension of time denied.....          | 1   |
| Requests for extension of permit granted.....       | 4   |
| Requests for extension of permit denied..           | 1   |
| Requests to install granted.....                    | 0   |
| Requests to install denied.....                     | 1   |
| Plans approved .....                                | 11  |
| Plans disapproved.....                              | 0   |
| Administrative requests granted.....                | 0   |
| Administrative requests denied or withdrawn.....    | 0   |
| Interpretations .....                               | 1   |
| Requests withdrawn or dismissed.....                | 4   |
| Total .....                                         | 983 |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First.* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second.* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third.* That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth.* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth.* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth.* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1931.



352.05  
NEW

Mun. Ref.

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

OCTOBER 6, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 40

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELGOTT

WILLIAM J. O'GORMAN, *Secretary*

EDWARD V. BARTON, *Chief Clerk*

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### OCT 1 CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, October 6, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Wednesday, October 14, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, September 29, 1931,  
10 A. M.

Minutes of Regular Meeting, September 29, 1931,  
2 P. M.

Minutes of Special Meeting, October 2, 1931, 2 P. M.

Notice of Public Hearing on Proposed Amendment  
to Plumbing Rules.

Reporting Structural Alterations, Rules.

Fuel Oil Rules.

Proposed Amendments to "Standpipe"—"Fireline"  
Rules.

Smoking in Factories, Rules.

Approved Fuel Oil Burners for Domestic and Com-  
mercial Use.

Reserve Calendar.

Progress Report.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*



# CALENDAR

## DOCKET.

New Cases Filed up to September 30, 1931.

| Cal. No.                     | Department. | Premises Affected.                                                                                 |
|------------------------------|-------------|----------------------------------------------------------------------------------------------------|
| 481-31-A.....                | F.D.....    | 119-121 W. 23rd st., Man.,<br>F-73716                                                              |
| 480-31-BZ.....               | B.B.Q....   | South side of Northern blvd.,<br>101.308 ft. east of Main st.,<br>Flushing, Q.,<br>N. B. 4607-1931 |
| 479-31-SA.....               | F.D.....    | Bettendorf High Pressure Oil<br>Burner, Appliance                                                  |
| 478-31-BZ.....               | B.B.Q....   | 71-10 Amstel blvd., Arverne, Q.,<br>N. B. 6603-31                                                  |
| 477-31-BZ.....               | B.B.Q....   | Southeast corner of Northern<br>blvd. & Bell blvd., Bayside,<br>Q., N. B. 3672-31                  |
| 476-31-BZ.....               | B.B.Q....   | Northeast corner of Northern<br>blvd. & Bell blvd., Bayside,<br>Q., N. B. 3671-31                  |
| 475-31-BZ.....               | B.B.B....   | 76-78 E. 28th st., Bklyn.,<br>Applic. 10761-31                                                     |
| 474-31-S.....                | F.D.....    | 97-020 to 97-04 150th st.,<br>Jamaica, Q., L. D. 84867                                             |
| 473-31-A.....                | F.D.....    | 90-02 Wanda pl., Forest Hills,<br>Q., C. L. 40879                                                  |
| 472-31-S.....                | F.D.....    | 608 Broadway, Bklyn.,<br>L. D. 85603                                                               |
| 471-31-A.....                | F.D.....    | Northwest corner of Borden ave.<br>& Review ave., L. I. C., Q.,<br>F-82734                         |
| 470-31-SA.....               | F.D.....    | "Todd" Spiro Burner,<br>Appliance                                                                  |
| 469-31-S.....                | F.D.....    | 141-143-145 W. 36th st., Man.,<br>L. D. 73025                                                      |
| 468-31-A.....                | F.D.....    | 150 Ingraham st., Bklyn.,<br>L. C. 40689                                                           |
| 467-31-A.....                | F.D.....    | West side of Church st., 320 ft.<br>north of Catherine st.,<br>Jamaica, Q., L. C. 40360            |
| 466-31-A.....                | F.D.....    | 216-228 W. 23rd st., Man.,<br>F-83831                                                              |
| 465-31-A.....                | F.D.....    | 104-108 Lombardy st., Bklyn.,<br>Applic. 2413-31                                                   |
| <i>Restored to Calendar.</i> |             |                                                                                                    |
| 351-30-BZ.....               | B.B.B....   | 205 Rockaway ave., Bklyn.,<br>Applic. 5643-30                                                      |
| 156-30-S.....                | F.D.....    | 360-368 Troutman st., Bklyn.,<br>L. D. 70575                                                       |
| 316-29-BZ.....               | B.B.Bx...   | 854 Soundview ave., Bx.,<br>N. B. 620-29                                                           |
| 945-17-S.....                | F.D.....    | 528-542 Park ave., Bklyn.,<br>Decisions                                                            |

## CODE.

|            |                                |
|------------|--------------------------------|
| F.D.....   | Fire Department                |
| H.D.....   | Health Department              |
| B.B.B..... | Bureau of Buildings, Brooklyn  |
| B.B.M..... | Bureau of Buildings, Manhattan |
| B.B.Q..... | Bureau of Buildings, Queens    |
| B.B.R..... | Bureau of Buildings, Richmond  |

B.B.Bx.....Bureau of Buildings, Bronx  
T.H.D.....Tenement House Department

## CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 6, 1931, AT 2 P. M.

### Building Zone Cases.

|            |                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 185-31-BZ. | APPLICANT—Henry J. Nurick, for David Stern, owner.<br>PREMISES—1157-1159 Madison street, north side, 100 ft.<br>east of Central avenue, Brooklyn.<br>APPLICATION, under section 7a of the building zone<br>resolution,<br>TO PERMIT in a residence district the erection and main-<br>tenance of an extension to an existing business<br>building (bakery).                                               |
| 280-31-BZ. | APPLICANT—Edward L. Kelly, for Jasper Mulle, owner.<br>PREMISES—162-02 to 162-06 Cross Bay boulevard, south-<br>west corner of 162nd street, Howard Beach, Bor-<br>ough of Queens.<br>APPLICATION, under section 21 of the building zone<br>resolution,<br>TO PERMIT in a business district the erection and main-<br>tenance of a gasoline service station.                                              |
| 282-31-BZ. | APPLICANT—James H. Galloway, for Josephine Lenihan,<br>owner.<br>PREMISES—102-05 32nd avenue, north side, 40 ft. east of<br>102nd street, Corona, Borough of Queens.<br>APPLICATION, under section 21 of the building zone<br>resolution,<br>TO PERMIT in a residence use and "C" area district the<br>erection and maintenance of an extension to an<br>existing storage warehouse.                      |
| 300-31-BZ. | APPLICANT—Joseph A. Ledogar, owner.<br>PREMISES—146-13 Jamaica avenue, north side, 93 ft. west<br>of 146th street, Jamaica, Borough of Queens.<br>APPLICATION, under section 7b of the building zone<br>resolution,<br>TO PERMIT the erection and maintenance of an extension,<br>partly in a residence district, of an existing business<br>building located in a business district.                     |
| 301-31-BZ. | APPLICANT—William Shary, for Harold S. Burnham,<br>owner.<br>PREMISES—1238-1254 Gravesend avenue, west side, 180 ft.<br>south of Avenue J, Brooklyn.<br>APPLICATION, under sections 7g and 21 of the building<br>zone resolution,<br>TO PERMIT in a business use district the erection of a<br>garage for the storage of more than five (5) motor<br>vehicles.                                            |
| 302-31-BZ. | APPLICANT—Eugene De Rosa, for Iris Holding Corp.,<br>owner.<br>PREMISES—137-139 West 72nd street and 138 West 73rd<br>street, Manhattan.<br>APPLICATION, under section 7c of the building zone<br>resolution,<br>TO PERMIT in a residence district the construction and<br>maintenance of a rear exit passageway from a pro-<br>posed motion picture theatre to be erected within a<br>business district. |
| 303-31-BZ. | APPLICANT—Max Siegel, for Mathew Turk, owner.                                                                                                                                                                                                                                                                                                                                                             |



# CALENDAR

**PREMISES**—166-01 to 166-07 Nassau boulevard, northeast corner of 166th street, Flushing, Borough of Queens.

**APPLICATION**, under section 21 of the building zone resolution,

**TO PERMIT** in a business district the erection and maintenance of a gasoline service station.

**OCTOBER 6, 1931, 10 A. M.**

## *Building Zone Applications.*

**NOTICE IS HEREBY GIVEN** by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 6, 1931, at 10 o'clock*, in Room 1013, Municipal Building, on the following matters:

**CAL. NO. 234-31-BZ**—Application, May 16, 1931, under sections 7f and 21 of the building zone resolution, of Triest Contracting Corp., applicant and lessee, on behalf of Norman G. Degnon, owner, to permit in a residence district the temporary storage of building materials and equipment upon the premises during the period of construction; premises northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

**CAL. NO. 163-31-BZ**—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

**CAL. NO. 273-31-BZ**—Application, May 29, 1931, under section 7e of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Rita Shue, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 154-156 East 84th street, Manhattan.

**CAL. NO. 147-31-BZ**—Application, March 28, 1931; dismissed for lack of prosecution June 23, 1931; reopened and restored to Calendar July 14, 1931, under section 21 of the building zone resolution, of Tony Andruk, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied as a store and dwelling; premises 80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

**CAL. NO. 962-28-BZ**—Application, December 17, 1928; withdrawn October 8, 1929; reopened June 30, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for Weidmann & Doyle, on behalf of James Raffaele and Joseph A. Raffaele, owners, to permit in a business district the erec-

tion and maintenance of a gasoline service station; premises 714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

**CAL. NO. 29-31-BZ**—Application, January 19, 1931; withdrawn April 21, 1931; reopened May 5, 1931; denied June 16, 1931; reopened July 21, 1931, under sections 7c and 21 of the building zone resolution, of J. Nelson Cooper, applicant, on behalf of Lincoln Warehouse Corp., owner, to permit in a residence district the erection and maintenance of an extension to an existing business building; premises 1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

**CAL. NO. 984-22-BZ**—Application, July 26, 1922; granted on certain conditions for a temporary period of two years on February 19, 1924; reopened July 21, 1921, under section 21 of the building zone resolution, of Dora Goldfein, applicant and owner, to permit in a residence district the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises; premises 2379 Tiebout avenue, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*

**OCTOBER 6, 1931, 2 P. M.**

## *Appeals from Administrative Orders.*

239-31-A—105 West 42nd street, Manhattan.  
258-31-A—103-105 Waverly place, Manhattan.  
259-31-A—876-880 Edgewater road, The Bronx.  
262-31-A—21st avenue and 21st street, Astoria, Borough of Queens.  
265-31-A—112-118 Crown street, Brooklyn.  
266-31-A—149-151 West 36th street, Manhattan.

## *Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
106-31-S—145-17 Jamaica avenue, Jamaica, Borough of Queens.  
240-31-S—373 Fifth avenue, northeast corner of East 35th street, Manhattan.  
267-31-S—321-323 Broadway, Manhattan.  
278-31-S—149-151 Fifth avenue, 921-923 Broadway and 1-15 East 21st street, Manhattan.  
281-31-S—8-14 West 30th street, Manhattan.

**OCTOBER 6, 1931, 4 P. M.**

## **SPECIAL MEETING.**

### *Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

**OCTOBER 8, 1931, 10 A. M.**

## **SPECIAL MEETING.**

### *Building Zone Applications.*

**NOTICE IS HEREBY GIVEN** by the board of standards and appeals of a public hearing under the provisions



# CALENDAR

of the building zone resolution, *Thursday morning, October 8, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-31-BZ—Application, March 12, 1931, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Andrew N. Miller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

CAL. NO. 53-29-BZ—Application, January 23, 1929; granted on certain conditions July 2, 1929; time to obtain permits and to complete work expired; reopened July 14, 1931, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Harry Barrow, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

OCTOBER 8, 1931, 2 P. M.

SPECIAL MEETING.

*Appeal from Administrative Order.*

183-31-A—3038 Emmons avenue, Brooklyn.

*Petition for Variation.*

945-17-S—528-542 Park avenue, Brooklyn.

## CALL OF CLERK'S CALENDAR

WEDNESDAY, OCTOBER 14, 1931, AT 2 P. M.

*Building Zone Cases.*

318-31-BZ.

APPLICANT—Edward Grauer, for Metropolitan Tobacco Co., owner.

PREMISES—649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

APPLICATION, under sections 7a, 7e and 21 of the building zone resolution,

TO PERMIT in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five motor vehicles.

322-31-BZ.

APPLICANT—Bernard Arons, owner.

PREMISES—6114-6124 17th avenue, northwest corner of 62nd street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station.

328-31-BZ.

APPLICANT—Henry J. Nurick, for Albert Buschner, owner.

PREMISES—1245-1255 Nostrand avenue, east side, 42 ft. 6 in. north of Parkside avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the conversion of the occupancy of an existing building to a motor vehicle repair shop.

329-29-BZ.

APPLICANT—Hugo E. Magnuson, for Frederick Prisco, owner.

PREMISES—2849-2855 Fulton street, north side, 24 ft. west of Barbey street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of the building used for automobile showrooms to a garage for the storage of more than five motor vehicles (previously denied under section 21; reopened July 7, 1931).

335-31-BZ.

APPLICANT—Frederick J. Flynn, for 1743 West Farms Road Realty Corp., owner.

PREMISES—1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

APPLICATION, under sections 7a, 7c and 21 of the building zone resolution,

TO PERMIT, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

342-31-BZ.

APPLICANT—Martin J. Ort, for Robert Jacobson, owner.

PREMISES—25 Featherbed lane, northwest corner of Davidson avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building.

135-31-BZ.

APPLICANT—William Richter, for Philip J. Rentz, owner.

PREMISES—239-241 Palmetto street, north side, 220 ft. east of Wilson avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied; reopened September 15, 1931).

OCTOBER 14, 1931, 10 A. M.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, October 14, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner,



# CALENDAR

to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sections 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 254-31-BZ—Application, May 22, 1931, under section 21 of the building zone resolution, of Max Siegel, applicant, on behalf of C. Ciampi Realty & Building Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 346-356 Morris Park avenue and 1206 Wyatt street, southeast corner, The Bronx.

CAL. NO. 271-31-BZ—Application, May 29, 1931, under sections 7c and 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Adam Woll, owner, to permit in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor; premises 94-56 to 94-58 221st street, Queens Village, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

OCTOBER 14, 1931, 2 P. M.

*Appeals from Administrative Orders.*

279-31-A—146 Elizabeth street, Manhattan.  
374-31-A—530 Broadway, Manhattan.  
421-31-A—53 91st street, Brooklyn.  
299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.  
305-31-A—386-390 Fifth avenue and 2-6 West 36th street, southwest corner, Manhattan.

312-31-A—South side of Roosevelt avenue, 500 ft. southwest of Pelham Shore road, The Bronx.

313-31-A—110-116 Nassau street and 43-45 Ann street, Manhattan.

315-31-A—110-112 Fifth avenue and 1 West 16th street, northwest corner, Manhattan.

*Petitions for Variations.*

304-31-S—40-42 West 37th street, Manhattan.

306-31-S—37-41 East 58th street, 36-54 East 59th street and 617-627 Madison avenue, Manhattan.

307-31-S—16 East 18th street, Manhattan.

326-31-S—103 Lafayette street and 99 Walker street, southeast corner, Manhattan.

332-31-S—426 East 109th street, Manhattan.

341-31-S—242 Ellery street, Brooklyn.

369-31-S—15-17 West 46th street, Manhattan.

359-31-S—950-956 University avenue, The Bronx.

## CALL OF CLERK'S CALENDAR TUESDAY, OCTOBER 20, AT 2 P. M.

*Building Zone Cases.*

257-31-BZ.

APPLICANT—Philip J. Sinnott, for Anna Ellenberg, owner.

PREMISES—1645 Grand concourse, northwest corner of Mount Eden avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change, in part of basement, from residence use to a business use.

371-31-BZ.

APPLICANT—Abner Goldstone, for Annie V. Long, owner.

PREMISES—824-826 Castleton avenue, south side, 29.79 ft. east of Pelton avenue, West New Brighton, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

377-31-BZ.

APPLICANT—Slee & Byrson, for Substantial Homes Co., Inc., general lessee.

PREMISES—2-14 Lenox road, southeast corner of Flatbush avenue, Brooklyn.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the alteration and change of occupancy from residence use to a business use.

336-31-BZ.

APPLICANT—Manuel M. Voit, for Long Island Storage Warehouses, Inc., owner.

PREMISES—288-296 Coney Island avenue and 1-9 Ocean parkway, southwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of an ice skating rink and two stores.

OCTOBER 20, 1931, 10 A. M.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October*



# CALENDAR

20, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 169-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William F. Regan, applicant, on behalf of Ferdinand Poltl, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## OCTOBER 20, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

- 316-31-A—257-265 West 17th street, Manhattan.
- 319-31-A—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.
- 338-31-A—467-477 First avenue, Manhattan.
- 344-31-A—17-27 Vandewater street and 45-51 Rose street, Manhattan.
- 347-31-A—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.
- 358-31-A—1 West 34th street, Manhattan.
- 360-31-A—15-17 West 18th street, Manhattan.
- 362-31-A—552-554 Seventh avenue, Manhattan.
- 363-31-A—111-117 49th street, Brooklyn.
- 368-31-A—130 Madison avenue, Manhattan.
- 465-31-A—104-108 Lombardy street, Brooklyn.
- 372-31-A—Southeast corner of Bronxdale avenue and Antin place, The Bronx.

### *Petition for Variation.*

- 737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

## OCTOBER 22, 1931, 10 A. M.

### SPECIAL MEETING.

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, October 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 229-31-BZ—Application, May 15, 1931, under sections 7e and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of Enavon Realty Corp. and Navone Bros., Inc., owners, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises 18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.

CAL. NO. 264-31-BZ—Application, May 27, 1931, under section 21 of the building zone resolution, of Cairn Operating Corp., applicant and owner, to permit in a residence district the erection and maintenance of a business building (store); premises 93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## OCTOBER 22, 1931, 2 P. M.

### SPECIAL MEETING.

#### *Appeals from Administrative Orders.*

- 182-31-A—667 Madison avenue, southeast corner of East 61st street, Manhattan.
- 241-31-A—119 West 33rd street, Manhattan.
- 230-31-A—117 West 33rd street, Manhattan.

### *Petition for Variation.*

- 201-31-S—1215-1225 Broadway, Manhattan.

## OCTOBER 27, 1931, 2 P. M.

#### *Appeals from Administrative Orders.*

- 331-31-A—743-765 Lexington avenue, 990-1008 Third avenue, 135-163 East 59th street and 140-176 East 60th street, Manhattan.
- 376-31-A—148-150 West 24th street, Manhattan.

### *Petition for Variation.*

- 343-31-S—45-51 Rose street and 17-27 Vandewater street, Manhattan.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 29, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the regular meeting of the board held on Tuesday morning, September 22, 1931, and the minutes of the regular meeting of the board held on Tuesday afternoon, September 22, 1931, were approved as printed in Bulletin No. 32, Vol. XVI.

### BUILDING ZONE CASES

122-31-BZ.

APPLICANT—James Kearney, for Andrew N. Miller, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James Kearney.

For Opposition: J. S. Shapiro.

ACTION OF BOARD—Report of committee on inspection adopted; laid over to October 8, 1931, at 10 a. m., on request of applicant, to correct plans.

53-29-BZ.

APPLICANT—Edward L. Kelly, for Harry Barrow, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5231-5247 Kings Highway, northeast corner of Foster avenue, Brooklyn.

APPEARANCES—

For Applicant: Abram Raff.

ACTION OF BOARD—Laid over to October 8, 1931, at 10 a. m., on request of applicant's representative.

196-27BZ.

APPLICANT—Frank G. Colgan, substituted for Martin Wechsler, for Jane Grillo, owner.

SUBJECT—Application (re decision of the superintendent of buildings, under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles. (Previously withdrawn).

PREMISES AFFECTED—1482-1484 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: Frank G. Colgan.

For Opposition: Nathan M. Eisenberg.

ACTION OF BOARD—Laid over to October 22, 1931, at 10 a. m., on request of attorney for objectors, applicant concurring.

229-31-BZ.

APPLICANT—Matthew W. Del Gaudio, for Enavon Realty Corp., and Navone Bros., Inc., owners.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit the extension from an unrestricted into a business district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—18-20 Morton street, southeast corner of 7th avenue and 17-19 Leroy street, Manhattan.

APPEARANCES—

For Applicant: Matthew W. Del Gaudio.

For Opposition: Arthur J. Blank and David D. Factor.

ACTION OF BOARD—Laid over to October 22, 1931, at 10 a. m., on request of representative of attorney for one of the objectors.

264-31-BZ.

APPLICANT—Cairn Operating Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a business building (store).

PREMISES AFFECTED—93-95 Lafayette avenue, north side, 33 feet east of South Portland avenue, Brooklyn.

APPEARANCES—

For Applicant: Charles Coleman Miller and R. C. Gillies.

For Opposition: None.

ACTION OF BOARD—Laid over to October 22, 1931, at 10 a. m., for inspection and report by a committee of board.

304-30-BZ.

APPLICANT—Frank Vitolo, substituted for Edward P. Doyle, for Katherine Alberti, owner.

SUBJECT—Application for reopening — modification — re application (decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district, the erection and maintenance of a garage for the storage of fifteen (15) motor vehicles, the property of the owner of the premises and used in the conduct of his business.

PREMISES AFFECTED—214-218 West Houston street, Manhattan.

APPEARANCES—

For Applicant: Frank Vitolo.

ACTION OF BOARD—Request for reopening denied.  
THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative. Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

316-29-BZ.

APPLICANT—Joseph A. Walsh, owner.

SUBJECT—Application for reopening—modification—re application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—854 Sound View avenue, southeast corner of Story avenue, The Bronx.

APPEARANCES—

For Applicant: A. N. Horwitz.

ACTION OF BOARD—Application reopened and to be set for calendar call when papers are completed.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |



# MINUTES

351-30-BZ.

APPLICANT—William A. Lacerenza, for James Aquavella, owner.

SUBJECT—Application for reopening—modification — (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—205 Rockaway avenue, southeast corner of Pacific street, Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza.

ACTION OF BOARD—Application reopened and to be set for calendar call when papers are completed.

THE VOTE TO REOPEN TO BE SET FOR HEARING—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

622-30-BZ.

APPLICANT—Christian S. Juell, for William J. Dempsey, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution (previously denied under 21), to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Amboy road and Page avenue, Tottenville, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Harnett.

For Opposition: None.

ACTION OF BOARD—Application withdrawn without argument.

THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

269-31-BZ.

APPLICANT—Theobald H. Engelhardt, for Cord Meyer Development Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a residence and "D" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and, also, the omission of the rear yard required under the zone resolution.

PREMISES AFFECTED—105-11 to 105-35 68th road, north side, 109 feet east of Yellowstone boulevard, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Edward T. Corcoran, Richard C. Murphy, Herman Goldman and John F. Hughes.

ACTION OF BOARD—Application withdrawn on written request of applicant.

THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

232-31-BZ.

APPLICANT—Henry W. Lyall, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district, and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—North side of Liberty avenue, junction of Lloyd road, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: William Shedlow and William Muth, Jr.

ACTION OF BOARD—Report of committee on inspection adopted; application withdrawn on written request of applicant.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

95-31-BZ.

APPLICANT—Benjamin Antin, for Christian A. Vorn-dran, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of East 177th street and Haviland avenue, The Bronx.

APPEARANCES—

For Applicant: Benjamin Antin.

For Opposition: M. S. Levine and Charles A. Coner.

ACTION OF BOARD—Report of committee adopted; application withdrawn.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

178-30-BZ.

APPLICANT—Lama & Proskauer, substituted for John Jos. Carroll, for Teresina Grilli, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Brooklyn.

APPEARANCES—

For Applicant: James A. Lonergan.

For Opposition: Joseph Goldstein.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

|                   |   |
|-------------------|---|
| Affirmative ..... | 0 |
|-------------------|---|



# MINUTES

Negative. Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Absent ..... 0

## THE RESOLUTION—

(178-30-BZ)

WHEREAS, Lama & Proskauer, substituted for John Jos. Carroll, for Teresina Grilli, owner, filed, March 12, 1930; denied April 21, 1931; reopened June 23, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 31-33 Olive place and 2119-2123 Atlantic avenue, northeast corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 29, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Atlantic avenue is in a business district; Olive place is in a residence district; Eastern parkway is in a business district, and Herkimer street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 18, 1930 (re App. No. 1484-30), reads:

"Proposition for the use of entire premises as a gasoline selling station in a business district disapproved—same contrary to Zone Resolution Art. 2, Sec. 4a, Par. 46.

"Therefore application denied for a prohibited use in a business district.";

and

WHEREAS, premises consist of a plot of ground having a frontage of 38 ft. on Olive place and 79 ft. on Atlantic avenue; it is proposed to erect thereon a one-story store and office, 14 ft. by 19 ft. in area, grease pits and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

876-21-BZ.

APPLICANT—Margaret McDermott, owner.

SUBJECT—Application for reopening—extension of permit re application (order of the fire commissioner), to permit in a residence district the maintenance of a garage occupied by one business car.

PREMISES AFFECTED—1104 University avenue, The Bronx.

APPEARANCES—

For Applicant: Margaret McDermott.

ACTION OF BOARD—Application reopened and temporary permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(876-21-BZ)

WHEREAS, Margaret McDermott, owner, filed, April 18, 1921, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage occupied by one business car; premises 1104 University avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, October 18, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that University avenue (Lind avenue), 165th street and Summit avenue are in residence districts; and

WHEREAS, the order of the fire commissioner, dated March 9, 1921 (Order No. 4895-C), reads:

"1. Discontinue the maintenance of a garage which is not maintained strictly as an accessory to a dwelling on the same lot and in which is kept motor vehicles that are used for business purposes on these premises.";

and

WHEREAS, the building is one story in height, with a frontage of 20 ft. and a depth of 10 ft.; occupied as a garage for one car used by the owner of the premises in her business; and

WHEREAS, the applicant has amended her application and appeals under the provisions of section 7, subdivision f, of the building zone resolution; and

WHEREAS, this application was granted by the board at its meetings, October 18, 1921; April 29, 1924; October 6, 1925. October 18, 1927, and October 8, 1929, for a temporary period of two years and applicant requested an extension of time.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, permitting the occupancy of the garage for not more than one business car, the property of the owner of the premises, for a temporary period of two years from the expiration of the previous permit, that is October 18, 1931.

1049-23-BZ.

APPLICANT—James Kearney, substituted for William Shary, for Dr. S. Busby Allen, owner.

SUBJECT—Application for reopening—modification—re decision of the superintendent of buildings, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—2084 Boston road, The Bronx.

APPEARANCES—

For Applicant: Bert Juden and David S. Elgot.

For Administration: Inspector Meyer of the fire department.

ACTION OF BOARD—Application reopened and resolution interpreted.

THE VOTE TO REOPEN AND INTERPRET RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(1049-23-BZ)

WHEREAS, William Shary for Dr. S. Busby Allen, owner, filed, September 4, 1923, an application, under the building zone resolution, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises 2084 Boston road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, November 7, 1923, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road is in a business district and Bronx street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 23, 1923, reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in unrestricted district extending into business district is contrary to provisions of Building Zone resolution.";

and



# MINUTES

WHEREAS, the proposed building is to be of fireproof construction, three stories in height, with a frontage of 50 ft. and a depth of 100 ft.; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, under the provisions of section 7, subdivision 1, the board is empowered to act; and

WHEREAS, this application was granted by the board at its meeting, November 7, 1923, on certain conditions, and owner, through his attorney, David S. Elgot, requested an interpretation as to gasoline service station on these premises; and

WHEREAS, an application affecting these premises was acted on by the board on November 7, 1923, at which time there was no prohibition in the zoning law against gasoline stations in a business use district and the property on which the board acted at that time was wholly within a business use district and the board in its resolution granted exits and entrances to an existing garage and was not apparently concerned with whether or not there was a gasoline station existing on the Boston road frontage of the property; and

WHEREAS, in the plans filed in the application acted on by the board on November 7, 1923, there were no indications that such a gasoline station existed, but from the records of the fire department it would appear that a permit was issued to the owners of the property, which runs from Bronx street to Boston road, for the maintenance of a storage garage and the installation of gasoline tanks with capacity of 1,100 gallons, which permit was issued on July 28, 1925, application having been made October 31, 1924; and

WHEREAS, it would seem, therefore, that the owner is rightfully entitled to the use of the gasoline station now on the premises, and the board so interprets.

*Resolved*, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, to the extent only of providing an exit or entrance from Boston road by means of runway to the garage structure on Bronx street, and that such runway shall be permitted only so long as the garage structure shall be confined to the unrestricted portion of this plot on Bronx street;

*Resolved, further*, that all permits necessary for the prosecution of the work shall be obtained within nine months and the work on the runway completed within one year from the date of this action;

*Resolved, further*, that the above interpretation of the board is hereby approved.

477-28-BZ.

APPLICANT—Grandside Realty Corp., owner.

SUBJECT—Application for reopening—extension of time—re application (decision of the superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Southwest corner of Burnside avenue and Grand concourse, The Bronx.

APPEARANCES—

For Applicant: Arthur J. O'Leary.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott

Negative

Absent

THE RESOLUTION—

(477-28-BZ)

WHEREAS, John J. Dunnigan, for Grandside Realty Corp., owner, filed, May 22, 1928, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores); premises south-

west corner of Burnside avenue and Grand concourse, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 5, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Grand concourse is in a residence district; Burnside avenue, west of a point 100 ft. west of Grand concourse, is in a business district, and Burnside avenue, east of a point 100 ft. east of Grand concourse, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 9, 1928 (re App. N. B. 999-28), reads:

"1. Erection of proposed business building partly in business district and partly in residence district is contrary to provisions Zone Resolution."

and

WHEREAS, the building is of non-fireproof construction, one story and basement in height, with a frontage of 110.18 ft. on Grand concourse and 130.62 ft. on Burnside avenue; to be occupied as a business building (stores); and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivision c, and was entitled to relief under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, February 5, 1929, on certain conditions, and under date of July 23, 1929, the board granted a modification of the resolution as to location of stores, and applicant now requests an extension of time to obtain permits and complete work, and now requests a further extension of time; and

WHEREAS, since the adoption of the resolution, granting business on this corner, there has developed and is in course of construction a subway on the concourse; and

WHEREAS, the entire front on the Burnside elevation is faced with business, stores opposite, the board believes that the application comes within the purview of section 21—practical difficulty and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, October 14, 1930, on certain conditions, and applicant requested an extension of the time limit imposed, and now requests a further extension.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the first story of any building erected on the premises, *on condition* that any structure erected in excess of one story shall be restricted above the first story to conforming use; that the use of the first story shall be restricted to retail mercantile shops or stores, specifically prohibiting the use or occupancy of any portion of the concourse front or corner store to delicatessen business, meat market or fish market; that any advertising display shall be restricted to fixed letters on the plate glass show windows of store fronts; that there shall be no merchandise exposed or displayed outside the building line, and that all permits required shall be obtained within nine months and any work involved shall be completed within eighteen months from September 30, 1931.

54-31-BZ.

APPLICANT—Samuel Rosenblum, for Vandee Bldg. Co., Inc., owner.

SUBJECT—Application for reopening—modification—re application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—South side of Metropolitan avenue, north side of 85th avenue and east side of 125th street, Jamaica, Borough of Queens.



# MINUTES

## APPEARANCES—

For Applicant. Charles Goodman.

ACTION OF BOARD—Application reopened and resolution modified in part.

## THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative ..... 0  
Negative. Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Absent ..... 0

## THE VOTE TO REOPEN AND MODIFY RESOLUTION IN PART—

Affirmative: Temporary Chairman Connell, Commissioner Holland and Assistant Chief McElligott ..... 3  
Negative: Commissioner Guilfoyle ..... 1  
Absent ..... 0

## THE VOTE TO RECONSIDER VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE VOTE TO REOPEN AND MODIFY RESOLUTION IN PART—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(54-31-BZ)

WHEREAS, Samuel Rosenblum, for Vandee Building Co., Inc., owner, filed, January 30, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises south side of Metropolitan avenue, north side of 85th avenue and east side of 125th street, Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 30, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Metropolitan avenue, north side, east of a point 100 ft. east of Cuthbert place, is in an unrestricted district; Metropolitan avenue, south side, west of 126th street, is in a business district; Metropolitan avenue, south side, east of 126th street, is in an unrestricted district, and 215th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 10, 1931 (re Plan No. N. B. 7299-30), reads:

"The erection of a gasoline service station in a business district is contrary to Sec. 4, subdiv. 46 of the Zone Law.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 70.31 ft. on 85th avenue, 50.40 ft. on 125th street and 79.24 ft. on Metropolitan avenue, upon which it is proposed to erect a one-story office, approximately 20 ft. by 10 ft., grease pits and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed, after an inspection of the property by a committee of the board, that the applicant has substantiated his basis of appeal under section 21 of the building zone resolution—practical difficulties and unnecessary hardship—and is, therefore, entitled to relief; and

WHEREAS, this application was granted by the board at its meeting, June 30, 1931, on certain conditions, and owner, through his architect, Charles Goodman, requested permission to relocate the buildings as shown on amended plans filed.

Resolved, that the board of standards and appeals does

hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the entrances and exits to the gasoline station shall be confined to the Metropolitan avenue frontage (two in number); that there shall be constructed along the building line on Metropolitan avenue, 125th avenue and 85th avenue a concrete curbing not less than 12 in. in width and 12 in. in height; on the Metropolitan avenue frontage openings to the gasoline station shall be not more than 12 ft. in width with curb cuts directly in front of said openings not more than 14 ft. in width each; that all pumps shall be set back at least 10 ft. from the inside of the concrete curbing; that any advertising sign shall be confined to the illuminated globes of the pumps; that any accessory use shall be housed in a one-story masonry structure, built of tapestry brick or white enamel brick with panel design, with Spanish tile or variegated slate roof; that all openings to said structure, other than pedestrian opening, shall be from the inside of the plot; that any grease racks installed on the premises shall be housed in a structure of similar design to that of the other buildings to be located on the premises, one story in height, with arched openings in front to permit the ingress and egress of cars; said openings to be located facing the inside of the property, not accessible from the street front, all as shown on amended plans filed September 25, 1931; that all necessary permits shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

593-30-BZ.

APPLICANT—Edward L. Kelly, for Civic Realty Corp., owner.

SUBJECT—Application for reopening—extension of time—re application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-02 to 219-12 Horace Harding boulevard (Nassau blvd.), southeast corner of 219th street, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: William J. Minogue.

ACTION OF BOARD—Application reopened and time extended.

## THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(593-30-BZ)

WHEREAS, Edward L. Kelly, for Civic Realty Corp., owner, filed, September 15, 1930, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 219-02 to 219-12 Horace Harding (Nassau) boulevard, southeast corner of 219th street, Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 31, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Horace Harding boulevard is in a business district; 219th street, 220th street and 218th street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered September 3, 1930 (re N. B. Plan No. 1121-1930), reads:

"The erection of a gasoline service station in a Business District is contrary to article 2, section 4, subd. b, division 46 of Building Zone Resolution.";

and



# MINUTES

WHEREAS, it is proposed to erect an office, 20 ft. by 20 ft., bury six 550-gallon tanks, erect seven pumps and construct four grease pits for the purpose of conducting a gasoline service station within a business use district; and

WHEREAS, this application is predicated on section 21 and substantiated by section 7g in that the applicant filed approximately 90 per cent consents of the area deemed affected by the board; and

WHEREAS, this board did grant an application for a gasoline station on Horace Harding boulevard directly west of the property under appeal; and

WHEREAS, the only development in this neighborhood, namely on 220th street, south of Horace Harding boulevard, are two-story dwellings erected approximately in 1926, which, with the exception of two, have been unoccupied since the time of their erection; and

WHEREAS, this application was granted by the board at its meeting, March 31, 1931, on certain conditions, and applicant requests an extension of time.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be constructed along the building line of Horace Harding boulevard and 219th street a permanent concrete curbing not less than 12 in. in height and 12 in. in width; that there shall be constructed along the rear lot line a masonry wall not less than 10 ft. high faced with white enamel brick, panel design, and coped with natural stone or architectural terra cotta; that all pumps shall be set back

10 ft. from the building line; that there shall be no openings in the concrete curbing along the building lines, except two openings on Horace Harding boulevard, not more than 12 ft. wide each, with curb cuts directly in front of said openings, not more than 14 ft. wide each; that any office constructed on the premises shall be but one story high, approximately 20 ft. by 20 ft. in area, be built of masonry, faced with white enamel brick, panel design, roofed with Spanish tile or variegated slate; that any use incidental to the conduct of the gasoline station shall be housed in a masonry constructed building, not more than one story in height, enclosed on three sides of the same design, construction and material as the office erected on the premises, with arched openings to the driveways in the said structure; all buildings to be located along rear lot line; that all advertising shall be confined to the illuminated globes of the pumps or the face of the front wall of the office and accessory use building constructed on the premises; that there shall be constructed along the easterly lot line an ornamental iron fence or brick wall not less than 8 ft. high; if of masonry construction to be faced on the inside with white enamel brick, panel design; that a return of the drawings shall be made to this board before submission to the superintendent of buildings for approval; that all permits shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action—September 29, 1931.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 29, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS

182-31-A.

APPELLANT—Frederick Haberman Trust, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—667 Madison avenue, southeast corner of East 61st street, Manhattan.

### APPEARANCES—

For Appellant: Arthur F. Rose.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 22, 1931, at 2 p. m., on request of appellant's representative.

183-31-A.

APPELLANT—Evan Olsen, owner.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—3038 Emmons avenue, Brooklyn.

### APPEARANCES—

For Appellant: Evan Olsen and Clarence Olsen.

For Administration: Asst. Eng. Benj. Saltzman of bureau of buildings.

ACTION OF BOARD—Laid over to October 8, 1931, at 2 p. m., pending inspection by a committee of board.

241-31-A.

APPELLANT—Peter C. Spence, chief, bureau of fire prevention; Sulken Block Realty Co., owner.

SUBJECT—Appeal for revocation of Certificate of Occupancy No. 4426-1922, issued by the superintendent of buildings.

PREMISES AFFECTED—119 West 33rd street, Manhattan.

### APPEARANCES—

For Appellant: Inspector Peter Maher, fire department.

For Owner of Building: D. J. Comyns.

For Administration: Asst. Eng. Samuel Becker, of bureau of buildings.

ACTION OF BOARD—Laid over to October 22, 1931, at 2 p. m., on request of bureau of buildings' representative, pending receipt of opinion from the corporation counsel.

230-31-A.

APPELLANT—Peter C. Spence, bureau of fire prevention, Sulken Block Realty Co., owner.

SUBJECT—Appeal for the revocation of certificate of occupancy No. 4425, issued by the superintendent of buildings under date of March 22, 1922.

PREMISES AFFECTED—117 West 33rd street, Manhattan.

### APPEARANCES—

For Appellant: Inspector Peter Maher, fire department.

For Owner of Building: D. J. Comyns.

For Administration: Asst. Eng. Samuel Becker, of bureau of buildings.

ACTION OF BOARD—Laid over to October 22, 1931, at 2 p. m., on request of bureau of buildings' representative, pending receipt of opinion from the corporation counsel.

465-31-A.

APPELLANT—Alexander Lyle, for Arrochris Realty Corp., owner.



# MINUTES

SUBJECT—Request for preferential hearing—re appeal from decision of the fire commissioner.

PREMISES AFFECTED—104-108 Lombardy street, Brooklyn.

APPEARANCES—

For Appellant: Henry S. Witulski.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request for preferential hearing granted and set for hearing October 20, 1931, at 2 p. m.

THE VOTE TO GRANT PREFERENTIAL HEARING—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

214-31-A.

APPELLANT—Croker National Fire Prev. Eng. Co., for Ordham Realty Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(214-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Ordham Realty Corp., owner, filed, May 9, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 448 East Fordham road and 4778-4784 Third avenue, southeast corner, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated August 6, 1929 (re Order No. 61012-F), reads:

"1. Install an approved standpipe system in accordance with the rules of the Board of Standards and Appeals. Sec. 580-1, Chap. 5, Code of Ordinances.";

and WHEREAS, the decision of the fire commissioner, rendered April 21, 1931, reads:

"This will reply to your letter of April 8th, 1931, in which you state you have been retained by the owners of the above premises to file an appeal with the Board of Standards and Appeals in connection with our violation No. 61012-F, but the Board has refused to accept the case due to the fact that the order is more than 20 days old, therefore would request that the order be rescinded and reissued as of a later date.

"Your request to rescind order No. 61012-F and re-issue of a later date is denied.";

and

WHEREAS, the building is frame, two stories (23 ft. 6 in.) in height, 145 ft. by 95 ft., irregular, in area, approximately 13,000 sq. ft. in area on first story and approximately 7,900 sq. ft. in area on second story; OCCUPIED: 1st story, stores and showrooms; 2nd story, billiard room, restaurant, offices and manufacture of dresses, 51 persons; and

WHEREAS, appellant contends that the building faces on two street fronts; that the excess area exists only on the first story and that there are city fire hydrants in the immediate vicinity; and

WHEREAS, the order is predicated on the area of the first

story, being 3,000 sq. ft. in excess of area permitted where no standpipe is required; and

WHEREAS, the same conditions have prevailed for the last twenty years.

Resolved, that the order and decision of the fire commissioner be and they hereby are modified, and that the appeal be and it hereby is granted on condition that the buildings shall be not increased in height or area and that such additional fire-fighting appliances as shall be required by the fire department shall be installed, and that the use, occupancy and conditions shall remain substantially unchanged.

352-28-A.

APPELLANT—Croker National Fire Prev. Eng. Co., for Davon Realty Corp., owner.

SUBJECT—Application for reopening—modification—re appeal from order of the fire commissioner.

PREMISES AFFECTED—57-59 East 11th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(352-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Davon Realty Corp., owner, filed, April 16, 1928, an appeal from an order of the fire commissioner, affecting premises 57-59 East 11th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 18, 1927 (Order No. 27336-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Sec. 20, Ch. 12, Code of Ordinances and the rules of the Board of Standards and Appeals.";

and

WHEREAS, the building is fireproof, eleven stories in height, 54 ft. by 103 ft. 3 in. in area; OCCUPIED: 1st story, shipping, 5 persons; 2nd story, offices, 22 persons; 3rd story, shipping, 7 persons; 4th story, winding yarn on spools, 25 persons; 5th and 6th stories, manufacture of clothing, 8 persons on each story; 7th story, manufacture of leather goods, 20 persons; 8th story, manufacture of clothing, 20 persons; 9th story, manufacture of knit goods, 20 persons; 10th story, cutting clothing, 6 persons; 11th story, manufacture of clothing, 20 persons; and

WHEREAS, the appellant claims that the building is fireproof and has been used practically the same as at present since 1902, the date of its erection; the premises are equipped with a two-source sprinkler system with central office connection; that the bottom of the existing 3,000-gallon roof tank is 10 ft. 1½ in. above the highest outlet and 22 ft. 7½ in. above the outlet in the highest full story; furthermore, the appellant proposes to connect the house supply to the side of the roof tank above the 1,900-gallon mark, leaving the reserve solely for standpipe purposes; and

WHEREAS, this appeal was granted by the board at its meeting, October 2, 1928, on certain conditions, and appellant requested a modification of the conditions as to tank capacity and reserve.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that there shall be maintained in the existing roof tank a reserve of not less than 1,900 gallons for the standpipe supply; that the building shall be equipped



# MINUTES

throughout with an approved two-source wet sprinkler system, with central office connection; that the standpipe system shall comply in all other respects with the rules for an existing standpipe installation, and granted only so long as conditions as to use and occupancy remain substantially unchanged.

284-31-A.

APPELLANT—Leon G. Godley, for Procter & Gamble Mfg. Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—North side of Richmond terrace, 368 feet northwest of Western avenue, Port Ivory, Borough of Richmond.

APPEARANCES—

For Appellant. John Lehman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Temporary chairman read report of committee on inspection. Report of committee adopted. Appeal granted on condition.

THE VOTE TO ADOPT REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(284-31-A)

WHEREAS, Leon G. Godley, for Procter & Gamble Manufacturing Co., owner, filed, June 5, 1931, an appeal from a decision of the fire commissioner, affecting premises north side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond; and

WHEREAS, the decision of the fire commissioner, rendered May 28, 1931 (No. 1346-31), reads:

"1. All storage tanks comprising or forming a part of an oil storage plan shall be buried so that the top thereof shall be at least two feet below the grade level. Sec. 111, Sub-div. 5, Ch. 10, C. of O.";

and

WHEREAS, the premises consist of a plot of ground along the north side of Richmond terrace, 368 ft. west of Western avenue, Port Ivory, Borough of Richmond, on which is located the plant of the Procter & Gamble Manufacturing Co., manufacturers of soap, etc.; it is proposed to install on this site, along the line of the railroad tracks, at a distance of approximately 175 ft. from Richmond terrace, two fuel oil storage tanks, above the ground; each tank to have a capacity of 420,000 gallons and to be 50 ft. in diameter and 35 ft. 5 in. in height; tanks to be surrounded by a wall made of earth work with a clay core, 3 ft. wide at the top and 27 ft. wide at the bottom and 8 ft. in depth; the enclosure to have a capacity of not less than one and one-half times the total capacity of the two tanks; each tank to be equipped with steam smothering lines and two city water hydrants and two hydrants of the Procter & Gamble system supplying water from the city mains and from the company's reservoir which holds 1,250,000 gallons and pumps available furnishing fifteen gallons of salt water per minute; and

WHEREAS, the appellant contends that the land lying north of the proposed tank is marsh land down to the pierhead line approximately 1,400 ft.; the nearest tank to any building north of Richmond terrace and east of the tanks is 500 ft. and that the land slopes upward from the location of the tanks to said nearest building; on the west of the tanks the nearest property line is about 400 ft. away, and west of that the land is all waste land; and

WHEREAS, this application for a variation was made the subject of an inspection by a committee of the board, which inspection having been made is part of the records of this hearing; and

WHEREAS, the proposed location of the tanks is within about 100 ft. of the existing structures, as noted in the report, and the report would seem to indicate that if the tanks were properly housed in a concrete basin to contain the contents thereof, in case of damage to the tanks, and properly protected with proper fire-fighting appliances, the application could be granted in the isolated position proposed.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the two tanks of 420,000 gallons capacity each shall be located not less than 250 ft. from the present structures noted in the report; that the tanks shall be installed in basins formed by constructing a reinforced stone concrete wall 12 in. in thickness carried below frost line, properly supported vertically and laterally; that an expansion joint shall be provided approximately every 25 ft., each expansion joint to be constructed as follows: a 12-inch metal strip not less than 1/2 inch in thickness, extending vertically from the top of the wall to within 12 inches of the bottom of the foundation and 6 inches each side expansion joint; that there shall be a dividing wall of reinforced stone concrete not less than 8 inches in thickness and complying in all respects with the construction requirements for the 12-inch wall as noted; that the dividing wall shall be at least the same height as the main enclosure wall; that the capacity of each reservoir thus formed shall be not less than one and one-half times the capacity of the tank enclosed; that the tanks shall be equipped with a foam fire-extinguishing equipment, the control of said equipment to be not less than 100 ft. from the tanks in protected enclosures, readily accessible at all times; that there shall be constructed a second foam station which is to act as a reserve and can be brought into service in case No. 1 breaks down; that this system shall meet with the approval of the fire department in all respects; that such additional fire-fighting equipment as shall be required by the fire department shall be installed, which equipment is to meet with their approval; that a return of the drawings shall be made to this board for approval before submission to the superintendent of buildings, and that all permits required shall be obtained within six months and any work involved thereby shall be completed within eighteen months from the date of this action.

746-30-A.

APPELLANT—C. S. Shumway, for Preferred Rentals, Stockton Building Inc., owner.

SUBJECT—Application for reopening—modification—re appeal from orders of the fire commissioner.

PREMISES AFFECTED—5-9 East 31st street and 6-10 East 32nd street, Manhattan.

APPEARANCES—

For Appellant: C. S. Shumway.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(746-30-A)

WHEREAS, C. S. Shumway, for Preferred Rentals, Stockton Building, Inc., owner, filed, December 18, 1930, an appeal from orders of the fire commissioner, affecting premises 5-9 East 31st street and 6-10 East 32nd street, Borough of Manhattan; and



# MINUTES

WHEREAS, the orders of the fire commissioner, dated November 29, 1930, read:

"Order No. 80459-F:

"1. Arrange the standpipe system to conform to the requirements of the rules of the Board of Standards and Appeals and comply with the following orders:

"a. Arrange the house water supply pipe so that same will connect with tank on the outside thereof above the 3,500-gallon mark only.

"b. Provide adequate heating apparatus for standpipe tank to prevent water in same from freezing.

"c. Protect all standpipe lines that are not located within a fire-resisting enclosed stairway, with either a covering of 1" asbestos, expanded metal lath with 3/3" of portland cement plaster, or by a tight well pointed enclosure of 2 in. terra cotta blocks.

"d. Provide approved pressure reducing valves, or pressure reducers, to reduce the pressure to not more than 50 pounds per square inch at standpipe outlets all stories.

"e. Re-locate valve of hose outlet of standpipe system on all stories, so that the wheel controlling same is within 6 feet, 6 inches of stair landing, or within 6' 6" of steps that are within 2' of the standpipe riser.

"f. Provide a 3/4" open or automatic ball drip for standpipe line, inside of building at lower level between check valve and outside siamese connection.

"g. Remove the bonnets or caps of all tank check valves, and clean the interior of said valves of all rust or other accumulations. The body of the valve to be then given a good coat of red lead and linseed oil.

"Note: Above work to be done in the presence of a representative of this Department. Sec. 580-1, Art. 28, Code of Ordinances.";

and

"Order No. 80460-F:

"1. Arrange for flow pressure test of not less than 50 pounds per square inch at the top floor outlet of standpipe system in the presence of a representative of the Fire Department. Sec. 581, Ch. 5, Code of Ordinances and rules of the Board of Standards and Appeals.";

and

WHEREAS, the building is fireproof, eleven stories in height, 66 ft. by 197 ft. 6 in. in area; OCCUPIED as a tenant factory; not more than seventy-five persons per story; EQUIPPED with a sprinkler system and a standpipe system; and

WHEREAS, the appellant claims the building was erected in 1910; that the standpipe system consists of three rising lines fed from two gravity tanks which are cross-connected. the house supply pipe extends up to a certain level on the inside of tank, leaving a reserve of 1,925 gallons for standpipe purposes in each tank; as to items a, b and c of the order, that there has never been any trouble due to the present arrangement; as to item d, the hose outlet valves if only partly opened the effect will be the same as a pressure reducer; as to item e, the distance from stair landing to hose outlet valve ranges from 5 ft. 6 in. to 6 ft. 6 in. at 32nd street west, 6 ft. 4 in. to 7 ft. 2 in. at 32nd street east and 4 ft. 9 in. to 6 ft. 2 in. at 31st street west; as to item f, that there is a 3/8-inch connection with pet cock between the check valves and siamese connections; as to item g, that tests will be made when there is no danger of freezing; and

WHEREAS, this appeal was granted by the board at its meeting, May 19, 1931, on certain conditions, and appellant requests a modification of these conditions.

Resolved, that the orders of the fire commissioner be and they hereby are modified, and that the appeal be and it hereby is granted, as to Order No. 80459-F, Item 1, subdivision e, on condition that the hose outlets more than 6 ft. 10 in. above stairway landing shall be fitted with the necessary fittings to bring the connection not more than 6 ft. 6 in. above the stair landing, and subdivision a, permitting the loca-

tion of the house water connecting pipe to be through the bottom and inside of the tanks terminating inside the tanks at an elevation high enough to permit the necessary reserve for the standpipe system below such elevation; the connection to this house water supply pipe to be made below bottom of the standpipe tank itself; this house water supply above the connection to be made of brass; that the standpipe system shall comply with the rules in all other respects and the building shall not be increased in height or area; denied as to Order No. 80459-F, Item 1, subdivisions b, c, d, f and g and as to Order No. 80460-F.

## PETITIONS FOR VARIATIONS

201-31-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for Phillips Jones Corp., lessee.

SUBJECT—Variation of the labor law as cited in an order of the fire commissioner and decision of superintendent of buildings.

PREMISES AFFECTED—1215-1225 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 22, 1931, at 2 p. m., pending decision of the corporation counsel.

469-31-S.

PETITIONER—Sheder Realty Corporation, owner.

SUBJECT—Request for acceptance—re variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—141-145 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: Leonard Klaber.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition accepted on the evidence submitted that a stay had been granted by a magistrate.

THE VOTE TO ACCEPT—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

945-17-S.

PETITIONER—J. F. Geraghty, president, Hitchcock, Dcr-mody and Co., owners.

SUBJECT—Application for reopening — modification — re variation of labor law as cited in decision of fire commissioner.

PREMISES AFFECTED—528-542 Park avenue, Brooklyn.

APPEARANCES—

For Petitioner: John J. Barry.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing October 8, 1931, at 2 p. m.

THE VOTE TO REOPEN—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

156-30-S.

PETITIONER—Vierengel Realty Corp., owner.

SUBJECT—Application for reopening—reconsideration—re variation of the labor law as cited in order of the fire commissioner (previously denied).



# MINUTES

PREMISES AFFECTED—360-370 Troutman street, Brooklyn.

APPEARANCES—

For Petitioner: Harry Vierengel.

ACTION OF BOARD—Petition reopened and granted on condition.

THE VOTE TO REOPEN AND GRANT ON CONDITION—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(156-30-S)

WHEREAS, Vierengel Realty Corp., owner, filed, March 3, 1931, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 360-370 Troutman street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 13, 1930 (Order No. 70575-LD), reads:

"1. Arrange iron bars on windows on north, east, west and south sides of building, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for the purposes of egress, as per Section 272 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, one story in height, 100 ft. by 97 ft. in area; OCCUPIED for the manufacture of envelope machinery, 20 persons; EXITS: five doors at front of building leading to street and a door at the easterly and, also, a door at the westerly rear of the building, leading to side courts, thence through garages, at front of lot, to street; and

WHEREAS, there are six windows in the north wall, eight windows in the south wall, eight windows in the west wall and nine windows in the east wall of the building covered with iron bars; and

WHEREAS, petitioner contends that the barred windows are necessary in order to protect the premises from theft, and contends, further, that the building is adequately provided with exits; and

WHEREAS, this petition was denied by the board at its meeting, June 24, 1930, and reopened by vote of the board.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted*, only so far as it affects the windows not on the front of the building and other than the third and seventh windows on the westerly side of the building and the fourth and eighth windows on the easterly side of the building and the two middle windows on the rear lot line, *on condition* that the labor law shall be complied with in all other respects and the building shall be not increased in height or area.

213-31-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for Ordham Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—448 East Fordham road and 4778-4784 Third avenue, southeast corner, The Bronx.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

|                                                                                                                |   |
|----------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                              | 0 |
| Negative. Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Absent .....                                                                                                   | 0 |

THE RESOLUTION—

(213-31-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Ordham Realty Corp., owner, filed, May 9, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 448 East Fordham road and 4778-4784 Third avenue, southeast corner, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated August 6, 1929 (re Order No. 61013-LD), reads:

"1. Provide an enclosure of fire resisting material around stairways extending from floor to ceiling at 1st story all openings in same to be protected with approved fire doors as per rules of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered April 21, 1931, reads:

"This will reply to your letter of April 8th, 1931, in which you state you have been retained by the owners of the above premises to file an appeal with the Board of Standards and Appeals in connection with our violation No. 61013-LD, but the Board has refused to accept the case due to the fact that the order is more than 20 days old, therefore would request that the order be rescinded and reissued as of a later date.

"Your request to rescind order No. 61013-LD and reissue of a later date is denied.";

and

WHEREAS, the building is frame, two stories in height, 145 ft. by 90 ft. 3 in. in area; OCCUPIED: cellar, boiler room, storage, vacant; 1st story, stores, showrooms and restaurant, 20 persons; 2nd story, billiard room, office and manufacture of dresses, 31 persons; EXITS: two interior wood stairways; the southwest stairway extending from the first to second story; both being enclosed in wood stud lath and plaster partitions with wood doors at openings; ROOFS of adjoining buildings: to south, one story higher; to east, one story lower; and

WHEREAS, petitioner contends that the most northerly stairway is separated from the restaurant by the partitions enclosing the men's furnishing store and that the other stairway is located about 80 ft. distant from the restaurant and is separated from same by four intervening stores.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *affirmed*, and that the petition be and it hereby is *denied*.

195-31-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for Greenlash Operating Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—13-17 Forrest street, Brooklyn.

APPEARANCES—

For Petitioner. Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(195-31-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Greenlash Operating Co., Inc., owner, filed, May 1, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 13-17 Forrest street, Borough of Brooklyn; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated June 30, 1930 (re Order No. 77191-LD), reads:

"1. Provide a secondary means of egress from each floor of the building remote from the interior stairway as per Sec. 271 of the Labor Law."

and  
WHEREAS, the decision of the fire commissioner, rendered April 11, 1931, reads:

"In reply to your letter of March 27th, advising that you have been retained by the owners to appeal from the requirements of order 77191-LD and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued. Therefore, your request is denied."

and  
WHEREAS, the building is non-fireproof, six stories and tower in height, 82 ft. by 126 ft. in area at first story and 82 ft. by 73 ft. in area above; OCCUPIED: 1st story, manufacture of mattresses and box springs, 45 persons; 2nd story, manufacture of pocketbooks, 16 persons; upper stories occupied as theatrical scene painting studios, 6 persons above second story; EXITS: an interior wood (steel on the first story) stairway, extending from the first story to top story, enclosed in brick partitions, with fireproof doors at openings; ROOFS of adjoining buildings; two, four and five stories lower; and

WHEREAS, petitioner contends that as additional exits from the first story there are three doors leading to the street; on the northwest corner of the second story there is a door leading to the roof of the adjoining two-story building to the west which is under the same ownership as the building in question, and on the third story there is an iron stairway leading down to same roof to west; petitioner requests the acceptance of existing conditions as to exits.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that a labor law fire escape shall be provided on the westerly side of the building from the roof of the two-story adjoining building to the west to and including the sixth floor; from the termination of said fire escape over the roof an iron balcony shall be provided to Forrest street directly adjacent to the building under appeal with a counter-balanced stairway to the street level; that this variation shall apply only so long as the two buildings, the one under appeal and the adjoining building to the west are under the same ownership and not increased in height or area, and that the occupancy above the second story shall be limited to not more than six persons.

212-31-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for Greenlash Operating Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—25 Forrest street, Brooklyn.

APPEARANCES—

For Petitioner. Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(212-31-S)

WHEREAS Croker National Fire Prevention Engineering Co., for Greenlash Operating Co., Inc., owner, filed, May

9, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 25 Forrest street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 13, 1930 (re Order No. 76634-LD), reads:

"1. Provide a secondary means of egress from the rear of 1st and 2nd story, as per Sec. 271 of the Labor Law."

and

WHEREAS, the decision of the fire commissioner, rendered April 28, 1931, reads:

"In reply to your letter of March 27th, 1931, advising that you have been retained by the owners to appeal from the requirements of order 76634-LD and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued. Therefore, your request is denied."

and

WHEREAS, the building is fireproof, three stories (54 ft. 8 in.) in height, 75 ft. by 100 ft. in area; OCCUPIED: cellar, boiler room, storage and preparing cork, 6 persons; 1st story, manufacture of metal bottle caps, 17 persons; 2nd story, manufacture of candied fruits and manufacture of metal bottle caps, 45 persons; 3rd story, knitting mills and manufacture of table pads, 60 persons; EXITS: an interior steel and cement stairway, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; a fire escape on the west side of the building, having fireproof openings along the course thereof, extending from the roof to the second story balcony, with EGRESS from the termination of the fire escape by means of counter-balanced stair to street; ROOFS of adjoining buildings: to east, two stories lower; to west, two and four stories higher; and

WHEREAS, petitioner contends that the means of egress from the first story consists of four doorways at the front of the building and from the rear portion there is a doorway leading into the interior hallway and another opening 6 ft. 6 in. wide leading into the front portion of the building; that on the second story there is a 4-foot wide doorway leading into the stairway enclosure; a 3-foot wide doorway leading into the front portion and, also, two windows opening on the extension roof of the adjoining premises to the east, which is under same ownership as building in question; from this roof egress to street may be had by means of counterbalanced stair on fire escape.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted*, only so far as it affects the first story, *on condition* that the means of exit shall be as shown on the plans submitted; that the occupancy of the first story shall be in single tenancy complete, and *granted*, as to the second story, *on condition* that an iron balcony of present fire escape shall be extended along the easterly side of the building to the first window in the easterly wall of the rear section, said window to be made into a casement door, the sill of which shall be as near to the floor as practical, with steps up from the floor to the sill; all windows on the course of this iron balcony shall be fireproof, self-closing; that the building shall be not increased in height or area; that the labor law shall be complied with in all other respects, and the conditions as to use and occupancy shall remain substantially unchanged.

## APPLIANCES SUBMITTED FOR APPROVAL

345-31-SA.

PETITIONER—The Silent Glow Oil Burner Corp., owner.

SUBJECT—Silent Glow Oil Burner, Model 1000, approval of.



# MINUTES

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending test and report of fire department.

354-31-SA.

PETITIONER—John J. Kelly, for Cope-Swift Corp., owner.

SUBJECT—Cope-Swift Safety Automatic Oil Burner, approval of.

APPEARANCES—

For Petitioner: A. J. Bebarfale.

For Administration: None.

ACTION OF BOARD—Petition placed on reserve calendar pending test and report of fire department.

260-30-SA.

PETITIONER—The Scranton Pump Co., owner.

SUBJECT—Scranton Steam Pumps, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending test and report of fire department.

420-31-SA.

PETITIONER—Delco Appliance Corporation.

SUBJECT—Delco Heat Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar pending test and report of fire department.

Adjourned: 5 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

FRIDAY AFTERNOON, OCTOBER 2, 1931, 4 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### RULES.

353-30-SR.

PETITIONER—Fire Department, City of New York.

SUBJECT—Rules for putting into effect the provisions of Section 200, Article 15, Chapter 10, Code of Ordinances, and to safeguard the use of Paints, Varnish, Stain and Lacquer-spraying apparatus.

APPEARANCES—

Inspector Maher of fire department, William J. Pitt, Frank L. Graham, George Shiner, R. E. Abbott, A. S. Rice, L. Straub, A. M. Travers, George H. Camerden and Arthur C. Bang.

ACTION OF BOARD—Laid over pending report of committee appointed to consider rules.

Adjourned 2.45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# PUBLIC HEARING

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[693-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on October 6, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

# RULES

REPORTING STRUCTURAL ALTERATIONS, ADOPTED FEBRUARY 8, 1917, UNDER CAL. 352-16-S.

*Resolved*, That for the purpose of establishing uniform practice with regards to the reporting of structural alterations made under the requirements of the labor law, the following rule be and it is hereby adopted:

When plans have been filed with the proper superintendent of buildings and structural alterations have been made to comply with the requirements of the labor law relating to exits and fire protection, or with an order of the State

Labor Department relating to exits issued prior to October 1, 1916, or with an order of the fire commissioner issued subsequent to October 1, 1916, a report shall be made by the superintendent of buildings to the fire commissioner stating whether the work done complies with the order of the State Labor Department, with the order of the fire commissioner, or with the provisions of the State Labor Law, as the case may be.



# RULES

## FUEL OIL RULES

### CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS

(217-21-SR)

Adopted by the Board of Standards and Appeals November 6, 1919; Admended January 6, 1922; January 18, 1924; October 19, 1926; September 11, 1928; January 11, 1929; March 20, 1931, and May 12, 1931.

#### Rule 1. Definitions.

For the purpose of these rules the following terms shall be interpreted in accordance with these definitions:

##### DEVICES:

No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

**DISCHARGE LINE** shall be the line between the discharge outlet of the pump and the burner oil inlet connection.

**DWELLINGS** are buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories and monasteries.

**FILL LINE** is the line between the fill box and the fill pipe connection in the storage tank.

##### FIRE RETARDING MATERIALS:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or asbestos boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.

**FIRM FOUNDATION:** A firm foundation is one which will carry the maximum load to which it shall be subjected without exceeding the safe bearing capacity of the soil.

**FUEL OIL:** Any liquid mixture, substance or compound, derived from petroleum, which does not emit an inflammable vapor below a temperature of 125° F. when tested in a Tagliabue open cup tester (Chapter X Article I Code of Ordinances).

The use of crankcase refuse oil as fuel oil is strictly prohibited.

**GAUGING DEVICE:** A means by which the level of the oil in a storage tank may be indicated.

**HEATERS:** A device for heating fuel oil for the purpose of decreasing the viscosity.

**OIL BURNER:** A device designed for the purpose of burning fuel oil.

**OVERFLOW PIPE:** A pipe which conveys by gravity the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

**RELIEF VALVE:** A valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

**REMOTE CONTROL:** A hand, electric, or mechanically operated device to shut off the oil supply.

**RETURN LINE:** A line for the purpose of conveying by-passed oil to a storage tank.

**SCAVENGING LINE:** A line installed to permit the removal of water or foreign matter from a storage tank.

**SHUT-OFF VALVE:** A device that can be actuated to prevent the flow of liquid in a line of pipe.

**SUPPLY LINE:** That portion of the line between the storage tank and the oil pump inlet connection. Where a pump is not used it shall be that portion of the line between Storage Tank and the burner oil inlet connection.

**SWING JOINT:** A connection made in a pipe line by means of a combination of fittings so that the tank can settle naturally without breaking the line or impairing the efficiency of the connection.

#### Rule 2 (a). Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks.

#### (b). Oils Not Permitted.

Oils derived from or including petroleum that have a flashpoint below a temperature of 125 degrees Fahrenheit, when tested in a Tagliabue open cup tester, shall not be used as a fuel to produce heat or power.

(c) Fuel Oil, within the meaning of these rules, having a flashpoint between 125 degrees and 150 degrees F may be used for heating when the quantity stored is limited as prescribed in rule 4, section 1, subdivision i. If used in tenement houses, commercial or industrial plants, a certificate of fitness for the operator of the plant shall be required as per Rule 15.

#### Rule 3. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

(a) In all buildings fuel oil storage tanks over 275 gallons shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway, and, if practicable, tanks shall be placed in a lower position than the roadbed of the subway.

#### Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

##### Section 1. Inside of Buildings Above Ground.

(a) Tanks having a capacity of 275 gallons or less may be installed in lowest story of dwellings as outlined in these Rules when located at least ten (10) feet, measured horizontally from any fire or flame, provided such tank shall be mounted on substantial incombustible supports and firmly anchored to floor and ceiling or floor and wall, or to a weight greater than the buoyancy of tank when empty to prevent floating; such support to meet the approval of the Fire Department. When this type of installation is used, the provisions of subdivisions c to h shall not apply. This rule shall apply only to one and two-family dwellings.

(b) Where tanks cannot be buried and are located in the lowest story of any building they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.



# RULES

(c) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(d) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(e) A space of least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(f) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.

(g) Not more than one tank shall be placed in an enclosure.

(h) In frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons.

(i) In non-fireproof and fireproof buildings, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

(j) In dwellings as defined in these rules the total storage capacity of fuel oil with flashpoint between 125 degrees and 150 degrees F. shall not exceed 1,100 gallons.

## Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (h) and (i).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of concrete which shall extend at least one (1) foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks of one hundred and fifty thousand (150,000) gallons or less capacity are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks of one hundred and fifty thousand (150,000) gallons capacity or less have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be

built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Section 5. Common Fill and Header Line.

Where a battery of tanks is installed containing the same degree of oil a common fill and header line may be installed provided the area of the fill or header line is equal in sum total to the area of the branch fill lines, and each branch line is provided with a shut-off valve, not more than four (4) tanks will be permitted in any one battery.

## Section 6. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-quarter ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

## Rule 5. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanketing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler or furnace of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than one (1) quart capacity each or other equivalent fire extinguishers for extinguishing oil fires.



# RULES

## Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of buildings above ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the open hearth process and known to the trade as "tank steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks:

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and spacing of rivets:

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will

develop the full net sections of the bars so that the bar will break before the connection will let go.

### Section 3. Oval or Obround Tanks.

Oval or obround tanks not exceeding a capacity of 275 gallons may be used in dwellings as defined in these rules when constructed of No. 10 gauge open hearth steel free from laminations or cracks. The tanks to be equipped with flanged and dished heads. The radius of dishing of heads to be equivalent to the small diameter of tank, a  $\frac{1}{2}$ -inch flange is to be used.

### Section 4. Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted watertight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than  $\frac{3}{16}$  inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

### Section 5. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{1}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.



# RULES

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 6. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tank enclosure. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 7. Tests of Tanks and Piping for the Storage of Fuel Oil.

Tanks and piping to burner shall be tested hydrostatically or with oil at a pressure of not less than 10 pounds per square inch. Those parts subjected to a pressure exceeding 10 pounds per square inch shall be tested at pressure of not less than  $1\frac{1}{2}$  times the maximum pressure to which it is subjected. The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 for water or its equivalent for oil will give the equivalent pressure in pounds per square inch at the bottom of the tank. Tanks and piping may be tested with oil provided the installation is complete and the pressure applied at the burner end of the supply line. There shall be no fire or flame in the room or rooms in which the test is being conducted or when repairs are being made to defective tanks. All tests shall be conducted in the presence of a representative of the Fire Commissioner and shall be continued for thirty minutes. No repairs shall be made to defective tanks within twenty-four hours of removal of oil from tank and purging of same of all explosive gases by steam, air or water.

The contractor shall furnish all the necessary equipment for conducting the tests.

## Rule 8. Piping for Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run in a substantial and workmanlike manner and provision made for expansion, contraction and settlement. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. Where the top of the tank is below the level of the burner oil inlet connection, the supply line from the tank shall be run above the level of the bottom of the tank so as to prevent syphoning. Cross connections permitting gravity flow from one tank to another are prohibited. All pipes connected to tank except measuring well or gauge pipe shall be provided with double swing joints at tank. All threaded joints shall be made tight with litharge and glycerine or equivalent suitable pipe compound.

(b) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds per sq. in. for working pressures in excess of one hundred (100) pounds per sq. in., extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted.

(c) All connections shall be tight and shall have well-fitted joints.

(d) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

(e) Overflow pipes, when required, shall be not less than one size larger than supply pipe.

### Section 2. Relief Valves.

(a) Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve. The relief line shall be returned to storage tank or to supply line near pump. There shall be no shut-off valves in the relief line.

(b) All heaters shall be provided with a relief valve to prevent excessive oil pressure.

(c) Relief valves shall be set to discharge at not more than  $1\frac{1}{2}$  times the maximum working pressure of the system.

### Section 3. Fill Pipes.

(a) Each tank shall be provided with a separate fill pipe, except as otherwise stated in these rules, which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located as remote as practicable from any building opening or subway gratings.

(b) Where the top of the tank is above the fill box the fill pipe shall be connected to the top of the tank and be provided with a gate valve sealed closed when not in use at the tank, and a swinging check valve shall be provided in the fill line at the fill box.

### Section 4. Vent Pipes.

(a) An open vent pipe of standard wrought iron or steel without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall be connected to the tank. Cross connection between vent pipe and fill pipe is prohibited.

(b) Where a battery of tanks designed to hold the same degree of oil is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the



# RULES

highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

(d) Vent pipes shall be provided with weather-proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within two (2) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in a closed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 5. Return Line from Burners.

Return lines from burners, where used, shall not be smaller in diameter than the discharge outlet from the pump. They shall be connected into the supply line near the pump or into the storage tank without shut-off valve in the return line. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 6. Heating Coils in Tanks.

All heating to reduce viscosity of fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Section 7.

Scavenging Line. When a scavenging line is installed it shall terminate outside of the building and shall be capped oiltight when not in use.

## Rule 9. Valves and Control of Flow for Fuel Oil.

(a) In all installations a shut-off valve shall be provided at or on each burner. Where the top of the storage tank is located above the oil inlet, connection to the burner at shut-off valve shall be provided in the supply line inside the building as near the tank as practicable.

(b) In systems where either steam or air is used for atomizing the oil, the oil and atomizing supply shall be interlocked so that in case of interruption of the atomizing supply, the supply of oil will immediately be cut off.

(c) Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure. This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

## Rule 10. Oil Level Indicating Device for Fuel Oil.

Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of fuel oil or vapor. Test wells shall not be permitted in tanks located inside the building. Test wells when located outside the building shall be capped oil tight and kept closed when not in use.

## Rule 11. Pumps for Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

(f) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secured against leaks.

(g) Where a pump is part of a burner unit and is used for atomizing purposes only, an additional approved pump may be used without the disconnection of the unit.

## Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In dwellings the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

Where an approved burner unit includes a pump as part of the unit, said pump or burner may be disconnected and used in conjunction with any other approved burner or pump.

A remote control shall be provided whereby the flow of oil to any burner can be stopped and such control shall be located either inside or outside the entrance to the room in which the burner is located and as close to such entrance as practicable.

The damper shall be so constructed that it cannot completely cut off the passage of the flue gases at any time.

Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue shall be provided in all rooms in which burners are installed.

## Rule 13. General Devices for Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) When preheaters are used thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant, Other Than in Dwellings, Using Fuel Oil.

No fuel oil burning plant, other than in dwellings as defined in these rules, shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

## Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the



# RULES

Fire Commissioner. Plans for each fuel oil installation, except in dwellings as defined in these rules, shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Auxiliary Tanks for Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

(e) Auxiliary supply tanks or storage tanks not exceeding 275 gallons may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. When this method of installation is used the connection for discharge of tank may be made at bottom of tank. The total capacity of such auxiliary supply tank or tanks in any building shall not exceed 275 gallons. This subdivision applies only to one and two-family dwellings.

## Rule 18. Pilot Light.

Automatic systems, unless electrically ignited, shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

## Rule 19. Furnaces and Ranges.

Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.

## Rule 20. Fire Protection.

(a) In dwellings, as defined in these rules, any woodwork, wooden lath and plaster partition or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the heating apparatus shall be covered with fire retarding material. Above the heating apparatus there shall be constructed a ceiling of fire retarding material (unless it be of fireproof construction) said ceiling shall extend at least four (4) feet beyond the sides and back and eight (8) feet from the front.

(b) In all buildings, other than in dwellings as defined in these rules, and garages the fire protection shall consist of either a heating apparatus room constructed of fireproof partitions of not less than four (4) inches in thickness with all openings protected by fireproof self-closing doors and ceilings protected by fire retarding material; or the entire ceiling, if not of fireproof construction, shall be protected by fire retarding material, and all vertical openings leading from the elevation on which the heating apparatus is located shall be enclosed by fire retarding materials with openings protected by fireproof self-closing doors.

(c) No combustible material shall be maintained within ten (10) feet of a heating apparatus, unless protected or separated by fire retarding or fireproof material.

(d) The ceiling, unless of fireproof construction, directly over and for a space of two (2) feet beyond each side of any smoke pipe, shall be protected with fire retarding material, and in addition any smoke pipe, if within 9 inches of any combustible ceiling, shall be protected with a covering of 1-inch air cell asbestos, or its equivalent.

(e) The floor of all boiler rooms must be of fireproof construction.

## Rule 21. Systems Prohibited.

The use of auxiliary tanks of the pressure type between pump and burner unit is prohibited. Pressure in storage tanks for the purpose of discharging oil is prohibited.

## Rule 22. Use of Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner or designated representative of the fire commissioner.

# PUBLIC HEARING

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on October 6, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules.

Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform

to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.

2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.



# PUBLIC HEARING

3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.
10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.
11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.
12. An open or automatic ball drip between the siamese check and siamese.
13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of

the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.

15. The siamese street riser, wall collars and caps painted a Fire Department red.

16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.

17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

## RULES

### SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,  
August 13, 1918.

#### RULE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

#### RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



# APPROVED APPLIANCES

## Burners for Domestic and Commercial Use

| <i>Name of Burner</i>                         | <i>Calendar No.</i> | <i>Name of Burner</i>                                                                                   | <i>Calendar No.</i> |
|-----------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------|---------------------|
| A. B. C. Oil Burner.....                      | 1295-24-SA          | Kleen Heet Oil Burner.....                                                                              | 62-24-SA            |
| A. B. C. Oil Burner, Type H.....              | 684-29-SA           | Kreager Oil Burner.....                                                                                 | 367-30-SA           |
| Aetna Automatic Oil Burner.....               | 1547-23-SA          | Kres-Kno Oil Burner.....                                                                                | 443-28-SA           |
| Aladdin Oil Burner.....                       | 298-26-SA           | Lawrence May Oil Burner.....                                                                            | 1034-27-SA          |
| Alexander Oil Burner.....                     | 65-28-SA            | Leiman Brothers Fuel Oil Burner.....                                                                    | 314-30-SA           |
| Arcoil Heat Machine.....                      | 632-26-SA           | Liberty Automatic Heater.....                                                                           | 129-28-SA           |
| Baker Automatic House Heating Burner.....     | 1323-22-SA          | Majestic Oil Burner.....                                                                                | 693-30-SA           |
| Baker Oil Burner, Model L, Gun Type.....      | 404-29-SA           | Marr Oil Heat Machine.....                                                                              | 765-26-SA           |
| Ballard Super Domestic Oil Burner.....        | 939-24-SA           | May Oil Burner.....                                                                                     | 68-24-SA            |
| Bayard Domestic Fuel Oil Burner.....          | 1184-22-SA          | Mayflower Oil Burner.....                                                                               | 124-29-SA           |
| Berggren Oil Burner.....                      | 764-26-SA           | McIlvane Oil Burner.....                                                                                | 544-29-SA           |
| Bettendorf Oil Burner.....                    | 731-28-SA           | Melco Automatic Oil Burner, Type "A".....                                                               | 1032-25-SA          |
| Braden Automatic Fuel Oil Burner.....         | 322-30-SA           | Merco Oil Burner.....                                                                                   | 637-29-SA           |
| Branford Oil Burner.....                      | 36-31-SA            | Morrissey Oil Burner.....                                                                               | 673-27-SA           |
| Calorcoil Burner—Type AA.....                 | 1361-24-SA          | Mousette Oil Burner.....                                                                                | 887-25-SA           |
| Carboradiant Oil Burner, Models V & VS....    | 16-31-SA            | National Rotary Oil Burner.....                                                                         | 836-25-SA           |
| Carborundum Burner.....                       | 571-29-SA           | New Perfection Oil Burner, Type "C".....                                                                | 518-29-SA           |
| Carter-Korth Oil Burner.....                  | 54-30-SA            | New Process Oil Burner.....                                                                             | 1071-27-SA          |
| Century Oil Burner.....                       | 157-28-SA           | Noiseless Nokol Model G Oil Burner.....                                                                 | 801-28-SA           |
| Challenger Kleen Heat Burner, Series No. 100  | 813-28-SA           | Noiseless Nokol Rotary Oil Burner Model R                                                               | 584-28-SA           |
| Combustion Fuel Oil Burner.....               | 1105-22-SA          | Nokol Automatic Heater.....                                                                             | 1078-24-SA          |
| Combustion Fuel Oil Burner, Type B.....       | 295-29-SA           | Nu-Way Oil Burner.....                                                                                  | 773-26-SA           |
| Commonwealth Oil Burner.....                  | 348-28-SA           | Oil-Elec-Tric Oil Burner.....                                                                           | 317-31-SA           |
| Cook's Automatic Oil Burner.....              | 955-27-SA           | Oliver Oil Gas Burner, No. 30-A.....                                                                    | 1359-24-SA          |
| Crescent Oil Burner.....                      | 222-29-SA           | Oronoque Oil Burner.....                                                                                | 394-30-SA           |
| Crown Oil Burner, Type XA.....                | 426-29-SA           | Orr Fuel Oil Burner.....                                                                                | 113-26-SA           |
| Crystal Blue Flame Oil Burner.....            | 423-29-SA           | Paramount Oil Burner.....                                                                               | 1193-25-SA          |
| Dahl Vaporizing Oil Burner.....               | 915-26-SA           | Paramount Oil Burner, Model A.....                                                                      | 617-30-SA           |
| D'Elia Oil Burner.....                        | 155-31-SA           | Pascoe Oil Burner and Pump Set.....                                                                     | 1029-26-SA          |
| Dist-o-matic Oil Burner.....                  | 663-28-SA           | Petro Domestic Burner.....                                                                              | 161-26-SA           |
| Doherty Oil Burner.....                       | 943-26-SA           | Petro Burner, Model O.....                                                                              | 78-28-SA            |
| Economy Oil Burner, Type A-1.....             | 45-31-SA            | Petro Burner, Model P-2.....                                                                            | 735-30-SA           |
| Eisler Automatic Oil Burner.....              | 481-27-SA           | Petro Oil Burner, Models D-10, D-11, D-12,<br>D-13, D-14 and D-15.....                                  | 40-31-SA            |
| Electrol Automatic Oil Burner.....            | 259-25-SA           | Piatt Oil Burning Water Heater.....                                                                     | 737-29-SA           |
| Electromatic Oil Burner.....                  | 603-29-SA           | Pioneer Automatic Oil Burner.....                                                                       | 1259-27-SA          |
| Enterprise Rotary Fuel Oil Burner.....        | 1149-27-SA          | Powerlight Oilheat Burner.....                                                                          | 628-23-SA           |
| Espo Oil Gas Burner.....                      | 1431-23-SA          | Pressure Oil Burners, Models A, B and C....                                                             | 146-31-SA           |
| Faultless Oil Burner.....                     | 493-24-SA           | Quiet Ballard Automatic Oil Burner.....                                                                 | 660-30-SA           |
| Fluid Heat Domestic Oil Burner, Type O....    | 1094-27-SA          | Ray Rotary Fuel Oil Burner.....                                                                         | 504-23-SA           |
| Foster Oil Burner.....                        | 715-26-SA           | Rayfield Oil Burner.....                                                                                | 504-26-SA           |
| Franklin Domestic Oil Burner.....             | 560-26-SA           | Re-Ly-On Oil Burner.....                                                                                | 745-26-SA           |
| Fuelo Oil Burner.....                         | 47-30-SA            | Remington Oil Burner.....                                                                               | 891-26-SA           |
| Gar Wood Oil Burner.....                      | 373-30-SA           | Rexoil Domestic and Industrial Fuel Oil Burner                                                          | 667-28-SA           |
| Gilbert & Barker Flexible Flame Burner.....   | 109-31-SA           | Rickard Oil Burner.....                                                                                 | 1011-27-SA          |
| Gill Oil Burner.....                          | 1231-23-SA          | Richmond Gravity Fuel Oil Burner.....                                                                   | 1193-22-SA          |
| Goodspeed Automatic Oil Burner.....           | 957-27-SA           | Schulze Home Oil Burner.....                                                                            | 1487-23-SA          |
| Gulf Oil Burner.....                          | 382-26-SA           | Security Oil Burner.....                                                                                | 56-28-SA            |
| Hardinge Oil Burner and Pump Set.....         | 813-25-SA           | Shepard Oil Burner.....                                                                                 | 563-30-SA           |
| Harris Fuel Oil Burner.....                   | 690-30-SA           | Shill Oil Burner.....                                                                                   | 315-30-SA           |
| Hart Automatic Oil Burner.....                | 1162-24-SA          | Silent Automatic Oil Burner.....                                                                        | 458-26-SA           |
| Hart Automatic Oil Burner, Model Series "DO"  | 595-29-SA           | Silent Automatic Burner, Model "B".....                                                                 | 709-30-SA           |
| Hayward Oil Burner.....                       | 696-30-SA           | Silent Automatic Burner, Model "E".....                                                                 | 710-30-SA           |
| Heatiator Oil Burner.....                     | 1346-23-SA          | Silent Glow Oil Burner, Model G.....                                                                    | 600-30-SA           |
| Hercules Oil Burner.....                      | 510-29-SA           | Simplex Domestic Oil Burner, Type P.A.....                                                              | 446-30-SA           |
| Holby Type A Fuel Oil Burner.....             | 688-29-SA           | Simplex Domestic Type "S.P." Oil Burner....                                                             | 145-31-SA           |
| Homer Domestic Oil Burner.....                | 1211-25-SA          | Socony Arrow Oil Burner Pump and Fan Set                                                                | 1191-24-SA          |
| Improved Kres-Kno Oil Burner.....             | 591-29-SA           | Stroud-in-the-Door Burner.....                                                                          | 129-27-SA           |
| International Mechanical Draft Oil Burner.... | 372-30-SA           | Stuhler Oil Burner.....                                                                                 | 618-27-SA           |
| International Oil Burner.....                 | 1305-24-SA          | Summerheat Oil Burner.....                                                                              | 581-26-SA           |
| Johnson Improved Rotary Fuel Oil Burner....   | 938-22-SA           | Sundstrand Automatic Oil Burner.....                                                                    | 755-26-SA           |
| Joyce Oil Burner.....                         | 852-26-SA           | Sundstrand Purmaco Automatic Oil Burner,<br>Models A-2, 4-B, C-5, A-3U, 3K, B-5U,<br>B-5K and C-6U..... | 658-30-SA           |
| K. F. C. Oil Burner.....                      | 846-25-SA           |                                                                                                         |                     |



# APPROVED APPLIANCES

## Burners for Domestic and Commercial Use

| <i>Name of Burner</i>                     | <i>Calendar No.</i> | <i>Name of Burner</i>                      | <i>Calendar No.</i> |
|-------------------------------------------|---------------------|--------------------------------------------|---------------------|
| Sunflower Model S-1 Oil Burner.....       | 657-29-SA           | Universal Fuel Oil Burner.....             | 6-24-SA             |
| Sunflower Oil Burner, Model S-2.....      | 587-30-SA           | Vesta Oil Burner.....                      | 451-26-SA           |
| Super Automatic Oil Heater Model SSH..... | 715-29-SA           | Victor Oil Burner.....                     | 612-30-SA           |
| Sword Automatic Oil Burner.....           | 951-25-SA           | Victory Oil Burner.....                    | 320-30-SA           |
| Tabor Automatic Oil Heater, Type "D"..... | 778-28-SA           | Volcano Automatic Oil Burner.....          | 556-29-SA           |
| Timken Oil Burner, Model 20.....          | 287-28-SA           | Wayne Oil Burner Pump and Fan Set.....     | 1155-25-SA          |
| Timken Rotary Oil Burner.....             | 297-29-SA           | Williams Oil-o-matic Fuel Oil Burner, Wil- |                     |
| Torridheat Oil Burner.....                | 63-28-SA            | liams Oil-o-matic, Jr., Model "K" and      |                     |
| Uni-Lec-Tric Oil Burner.....              | 498-29-SA           | Model "JJ" .....                           | 918-22-SA           |
| United States Oil Burner.....             | 620-28-SA           | Winslow Industrial Burner.....             | 19-25-SA            |
|                                           |                     | York Automatic Oil Burner.....             | 44-29-SA            |

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.
- 726-30-A—46 West 98th street, Manhattan.

#### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 712-28-SA—Alert Gas Shut-Off Valve, approval of.
- 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.

- 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.
- 380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.
- 195-30-SA—Simplex Water Pressure Reducing Valve, approval of.
- 260-30-SA—Scranton Steam Pumps, approval of.
- 359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.
- 568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.
- 730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.
- 32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.
- 96-31-SA—Acme High, Low and Water Flow Alarm Control Board, approval of.
- 125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.
- 137-31-SA—Can't Pull Anti-Syphon Trap, approval of.
- 224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.
- 225-31-SR—Rules for Inclined Stairway Invalid Lift.
- 250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.
- 251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.
- 260-31-SA—Mackler Film Rewinder and Renovator, approval of.
- 345-31-SA—Silent Glow Oil Burner, approval of.
- 348-31-SA—S. A. Ghapco Steam Generator, approval of.
- 354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

- 420-31-SA—Delco Heat Oil Burner, approval of.



# PROGRESS REPORT

| DOCKET.                                    |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to September 30, 1931.....  | 481  |
| Restored to calendar.....                  | 84   |
| MISCELLANEOUS APPLICATIONS.                |      |
| Requests to reopen.....                    | 250  |
| Requests to amend.....                     | 12   |
| Requests for modification.....             | 77   |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 47   |
| Requests for extension of permit.....      | 5    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 11   |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 2    |
| Total .....                                | 1391 |
| Disposed of .....                          | 1014 |
| Cases pending September 29, 1931.....      | 377  |

| DISPOSITION OF CASES.                               |      |
|-----------------------------------------------------|------|
| Withdrawn .....                                     | 82   |
| Dismissed .....                                     | 33   |
| Denied .....                                        | 122  |
| Granted .....                                       | 4    |
| Granted on condition.....                           | 284  |
| Appliances approved .....                           | 47   |
| Appliances dismissed, disapproved or withdrawn..... | 27   |
| Rules approved.....                                 | 6    |
| Rules disapproved or rescinded.....                 | 0    |
| MISCELLANEOUS ACTIONS.                              |      |
| Requests to reopen granted.....                     | 199  |
| Requests to reopen denied.....                      | 47   |
| Requests to amend granted.....                      | 12   |
| Requests to amend denied.....                       | 0    |
| Requests for modification granted.....              | 56   |
| Requests for modification denied.....               | 21   |
| Requests to rescind granted.....                    | 4    |
| Requests to rescind denied.....                     | 0    |
| Requests for extension of time granted.....         | 46   |
| Requests for extension of time denied.....          | 1    |
| Requests for extension of permit granted.....       | 4    |
| Requests for extension of permit denied.. ..        | 1    |
| Requests to install granted.....                    | 0    |
| Requests to install denied.....                     | 1    |
| Plans approved .....                                | 11   |
| Plans disapproved.....                              | 0    |
| Administrative requests granted.....                | 0    |
| Administrative requests denied or withdrawn.....    | 0    |
| Interpretations .....                               | 2    |
| Requests withdrawn or dismissed.....                | 4    |
| Total .....                                         | 1014 |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First.* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second.* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third.* That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth.* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth.* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth.* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....  
Street.....  
P. O.....

My Subscription is to begin with the issue for....., 1931.



352.05  
NEW

man. Ref.  
**BULLETIN**

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

OCTOBER 13, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 41

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT

WILLIAM J. O'GORMAN, *Secretary*

EDWARD V. BARTON, *Chief Clerk*

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, *Wednesday, October 14, 1931*, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on *Tuesday, October 20, 1931*, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, October 6, 1931,  
10 A. M.

Minutes of Regular Meeting, October 6, 1931,  
2 P. M.

Minutes of Special Meeting, October 6, 1931, 4 P. M.

Third Quarterly Report.

Notice of Public Hearing on Proposed Amendment  
to Plumbing Rules.

Fire Retarding Rules for Garages.

Concrete Flat Slab Rules.

Revised Elevator Rules.

Proposed Amendments to "Standpipe"—"Fireline"  
Rules.

Reporting Structural Alterations, Rules.

Progress Report.



# CALENDAR

## DOCKET.

*New Cases Filed up to October 7, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                              |
|-----------------|--------------------|--------------------------------------------------------|
| 491-31-SA.....  | F.D.....           | Superflex Oil Burning Heater, Appliance                |
| 490-31-A.....   | F.D.....           | 98-100 Fifth ave., Man.,<br>F-85838, F-85839 & F-85840 |
| 489-31-BZ.....  | B.B.Q.....         | 138-53 Northern blvd., Flushing,<br>Q., N. B. 4486-31  |
| 488-31-A.....   | F.D.....           | 271 New Lots ave., Bklyn.,<br>Applic. 10407-1931       |
| 487-31-A.....   | F.D.....           | 667 Washington st., Man.,<br>F-88244                   |
| 486-31-BZ.....  | T.H.D.....         | 58 E. 86th st., Man.,<br>Alt. 973-31                   |
| 485-31-A.....   | F.D.....           | 605-611 Sixth ave., Man.,<br>L. C. 64654               |
| 484-31-A.....   | F.D.....           | 99-101 William st., Man.,<br>F-89029                   |
| 483-31-A.....   | F.D.....           | 188-190 Montague st., Bklyn.,<br>F-88556 & F-88557     |
| 482-31-A.....   | F.D.....           | 190-194 Water st., Bklyn.,<br>L. C. 37044              |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**WEDNESDAY, OCTOBER 14, 1931, AT 2 P. M.**

### *Building Zone Cases.*

- 318-31-BZ.  
 APPLICANT—Edward Grauer, for Metropolitan Tobacco Co., owner.  
 PREMISES—649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.  
 APPLICATION, under sections 7a, 7e and 21 of the building zone resolution,  
 TO PERMIT in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five motor vehicles.
- 322-31-BZ.  
 APPLICANT—Bernard Arons, owner.  
 PREMISES—6114-6124 17th avenue, northwest corner of 62nd street, Brooklyn.  
 APPLICATION, under sections 7g and 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station.
- 328-31-BZ.  
 APPLICANT—Henry J. Nurick, for Albert Buschner, owner.  
 PREMISES—1245-1255 Nostrand avenue, east side, 42 ft. 6 in. north of Parkside avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the conversion of the occupancy of an existing building to a motor vehicle repair shop.

329-29-BZ.

APPLICANT—Hugo E. Magnuson, for Frederick Prisco, owner.

PREMISES—2849-2855 Fulton street, north side, 24 ft. west of Barbey street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of the building used for automobile showrooms to a garage for the storage of more than five motor vehicles (previously denied under section 21; reopened July 7, 1931).

335-31-BZ.

APPLICANT—Frederick J. Flynn, for 1743 West Farms Road Realty Corp., owner.

PREMISES—1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

APPLICATION, under sections 7a, 7c and 21 of the building zone resolution,

TO PERMIT, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

342-31-BZ.

APPLICANT—Martin J. Ort, for Robert Jacobson, owner.  
 PREMISES—25 Featherbed lane, northwest corner of Davidson avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building.

135-31-BZ.

APPLICANT—William Richter, for Philip J. Rentz, owner.

PREMISES—239-241 Palmetto street, north side, 220 ft east of Wilson avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied; reopened September 15, 1931).

## OCTOBER 14, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, October 14, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 223-31-BZ—Application, May 13, 1931, under section 21 of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Leo Nadel, owner, to permit in a business district the erection and main-

tenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under sec-



# CALENDAR

tion 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 207-31-BZ—Application, May 5, 1931, under section 21 of the building zone resolution, of Benjamin N. Brody, applicant, on behalf of Ignition Realty Corp., owner, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

CAL. NO. 165-31-BZ—Application, April 13, 1931, under sections 7c and 21 of the building zone resolution, of Philip J. Curry, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Manhattan.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 254-31-BZ—Application, May 22, 1931, under section 21 of the building zone resolution, of Max Siegel, applicant, on behalf of C. Ciampi Realty & Building Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 346-356 Morris Park avenue and 1206 Wyatt street, southeast corner, The Bronx.

CAL. NO. 271-31-BZ—Application, May 29, 1931, under sections 7c and 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Adam Woll, owner, to permit in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor; premises 94-56 to 94-58 221st street, Queens Village, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

OCTOBER 14, 1931, 2 P. M.

*Appeals from Administrative Orders.*

279-31-A—146 Elizabeth street, Manhattan.

374-31-A—530 Broadway, Manhattan.

421-31-A—53 91st street, Brooklyn.

299-31 A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

305-31-A—386-390 Fifth avenue and 2-6 West 36th street, southwest corner, Manhattan.

312-31-A—South side of Roosevelt avenue, 500 ft. southwest of Pelham Shore road, The Bronx.

313-31-A—110-116 Nassau street and 43-45 Ann street, Manhattan.

315-31-A—110-112 Fifth avenue and 1 West 16th street, northwest corner, Manhattan.

*Petitions for Variations.*

304-31-S—40-42 West 37th street, Manhattan.

306-31-S—37-41 East 58th street, 36-54 East 59th street and 617-627 Madison avenue, Manhattan.

307-31-S—16 East 18th street, Manhattan.

326-31-S—103 Lafayette street and 99 Walker street, southeast corner, Manhattan.

332-31-S—426 East 109th street, Manhattan.

341-31-S—242 Ellery street, Brooklyn.

369-31-S—15-17 West 46th street, Manhattan.

359-31-S—950-956 University avenue, The Bronx.

## CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 20, AT 2 P. M.

*Building Zone Cases.*

257-31-BZ.

APPLICANT—Philip J. Sinnott, for Anna Ellenbergh, owner.

PREMISES—1645 Grand concourse, northwest corner of Mount Eden avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change, in part of basement, from residence use to a business use.

371-31-BZ.

APPLICANT—Abner Goldstone, for Annie V. Long, owner.

PREMISES—824-826 Castleton avenue, south side, 29.79 ft. east of Pelton avenue, West New Brighton, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

377-31-BZ.

APPLICANT—Slee & Byrson, for Substantial Homes Co., Inc., general lessee.

PREMISES—2-14 Lenox road, southeast corner of Flatbush avenue, Brooklyn.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the alteration and change of occupancy from residence use to a business use.

336-31-BZ.

APPLICANT—Manuel M. Voit, for Long Island Storage Warehouses, Inc., owner.

PREMISES—288-296 Coney Island avenue and 1-9 Ocean parkway, southwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of an ice skating rink and two stores.

302-31-BZ.

APPLICANT—Eugene De Rosa, for Iris Holding Corp., owner.

PREMISES—137-139 West 72nd street and 138 West 73rd street, Manhattan.



# CALENDAR

APPLICATION, under section 7c of the building zone resolution.

TO PERMIT in a residence district the construction and maintenance of a rear exit passageway from a proposed motion picture theatre to be erected within a business district.

Mathew Turk, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 166-01 to 166-07 Nassau boulevard, northeast corner of 166th street, Flushing, Borough of Queens.

HENRY L. CONNELL,  
Temporary Chairman.

OCTOBER 20, 1931, 10 A. M.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 20, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 169-31-BZ—Application, April 15, 1931, under section 21 of the building zone resolution, of William F. Regan, applicant, on behalf of Ferdinand Poltl, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

CAL. NO. 280-31-BZ—Application, June 4, 1931, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Jasper Mülle, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street, Howard Beach, Borough of Queens.

CAL. NO. 282-31-BZ—Application, June 5, 1931, under section 21 of the building zone resolution, of James H. Galloway, applicant, on behalf of Josephine Lenihan, owner, to permit in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse; premises 102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

CAL. NO. 301-31-BZ—Application, June 15, 1931, under sections 7g and 21 of the building zone resolution, of William Shary, applicant, on behalf of Harold S. Burnham, owner, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles; premises 1238-1254 Gravesend avenue, west side, 180 ft. south of Avenue J, Brooklyn.

CAL. NO. 303-31-BZ—Application, June 16, 1931, under section 21 of the building zone resolution, of Max Siegel, applicant, on behalf of

OCTOBER 20, 1931, 2 P. M.

## Appeals from Administrative Orders.

- 316-31-A—257-265 West 17th street, Manhattan.
- 319-31-A—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.
- 338-31-A—467-477 First avenue, Manhattan.
- 344-31-A—17-27 Vandewater street and 45-51 Rose street, Manhattan.
- 347-31-A—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.
- 358-31-A—1 West 34th street, Manhattan.
- 360-31-A—15-17 West 18th street, Manhattan.
- 362-31-A—552-554 Seventh avenue, Manhattan.
- 363-31-A—111-117 49th street, Brooklyn.
- 368-31-A—130 Madison avenue, Manhattan.
- 463-31-A—104-108 Lombardy street, Brooklyn.
- 372-31-A—Southeast corner of Bronxdale avenue and Antin place, The Bronx.

## Petition for Variation.

- 737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

OCTOBER 22, 1931, 10 A. M.

## SPECIAL MEETING.

### Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, October 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 229-31-BZ—Application, May 15, 1931, under sections 7e and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of Enavon Realty Corp. and Navone Bros., Inc., owners, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises 18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Lcroy street, Manhattan.

CAL. NO. 264-31-BZ—Application, May 27, 1931, under section 21 of the building zone resolution, of Cairn Operating Corp., applicant and owner, to permit in a residence district



# CALENDAR

the erection and maintenance of a business building (store); premises 93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

CAL. NO. 147-31-BZ—Application, March 28, 1931; dismissed for lack of prosecution June 23, 1931; reopened and restored to Calendar July 14, 1931, under section 21 of the building zone resolution, of Tony Andruk, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied as a store and dwelling; premises 80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

CAL. NO. 962-28-BZ—Application, December 17, 1928; withdrawn October 8, 1929; reopened June 30, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for Weidmann & Doyle, on behalf of James Raffaele and Joseph A. Raffaele, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

**OCTOBER 22, 1931, 2 P. M.**

**SPECIAL MEETING.**

*Appeals from Administrative Orders.*

182-31-A—667 Madison avenue, southeast corner of East 61st street, Manhattan.  
241-31-A—119 West 33rd street, Manhattan.  
230-31-A—117 West 33rd street, Manhattan.

*Petitions for Variations.*

201-31-S—1215-1225 Broadway, Manhattan.  
267-31-S—321-323 Broadway, Manhattan.

**CALL OF CLERK'S CALENDAR**

**TUESDAY, OCTOBER 27, 1931, AT 2 P. M.**

*Building Zone Cases.*

289-31-BZ.  
APPLICANT—John E. Roeser, owner.  
PREMISES—1697-1705 Jerome avenue, northwest corner of Clifford place, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the conversion of occupancy from stores to a motor vehicle repair shop on the first story.

202-27-BZ.  
APPLICANT—Blazius Wenzler, owner.  
PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.  
APPLICATION, under sections 7f and 21 of the building zone resolution,  
TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

386-31-BZ.  
APPLICANT—McCooley & Conroy, for Kings County Development Co., owner.  
PREMISES—4913-4923 Avenue D, northwest corner of Utica avenue, Brooklyn.  
APPLICATION, under sections 7a and 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop upon the premises now occupied by a gasoline service station.

387-31-BZ.  
APPLICANT—McCooley & Conroy, for Unity Petroleum Corp., owner.  
PREMISES—212-01 Northern boulevard, northeast corner of 212th street, Bayside, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

364-31-BZ.  
APPLICANT—Emil Guterman, for James Carter, owner.  
PREMISES—139-15 South Conduit boulevard (Sunrise highway), 74 ft. east of 245th street (Prospect place), Rosedale, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

**OCTOBER 27, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 27, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 185-31-BZ—Application, April 28, 1931, under section 7a of the building zone resolution, of Henry J. Nurick, applicant, on behalf of David Stern, owner, to permit in a residence district the erection and maintenance of an extension to an existing business building (bakery); premises 1157-1159 Madison avenue, north side, 100 ft. east of Central avenue, Brooklyn.

CAL. NO. 300-31-BZ—Application, June 15, 1931, under section 7b of the building zone resolution, of Joseph A. Ledogar, applicant and owner, to permit the erection and maintenance of an extension, partly in a residence district, of an existing business building located in a business district; premises 146-13 Jamaica avenue, north side, 93 ft. east of 146th street, Jamaica, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

**OCTOBER 27, 1931, 2 P. M.**

*Appeals from Administrative Orders.*

331-31-A—743-765 Lexington avenue, 990-1008 Third avenue, 135-163 East 59th street and 140-176 East 60th street, Manhattan.  
376-31-A—148-150 West 24th street, Manhattan.  
308-31-A—150-41 Third avenue, Whitestone, Borough of Queens.

*Petitions for Variations.*

343-31-S—45-51 Rose street and 17-27 Vandewater street, Manhattan.  
375-31-S—65-69 Nassau street, southwest corner of John street, Manhattan.



# CALENDAR

## NOVEMBER 12, 1931, 10 A. M. SPECIAL MEETING.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, November 12, 1931, a 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 273-31-BZ—Application, May 29, 1931, under section 7e of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Rita Shue, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 154-156 East 84th street, Manhattan.

CAL. NO. 29-31-BZ—Application, January 19, 1931; withdrawn April 21, 1931; reopened May 5, 1931;

denied June 16, 1931; reopened July 21, 1931, under sections 7c and 21 of the building zone resolution, of J. Nelson Cooper, applicant, on behalf of Lincoln Warehouse Corp., owner, to permit in a residence district the erection and maintenance of an extension to an existing business building; premises 1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

HENRY L. CONNELL,  
*Temporary Chairman.*

## NOVEMBER 12, 1931, 2 P. M. SPECIAL MEETING.

### *Appeals from Administrative Orders.*

239-31-A—105 West 42nd street, Manhattan.

259-31-A—876-880 Edgewater road, The Bronx.

### *Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

106-31-S—145-17 Jamaica avenue, Jamaica, Borough of Queens.

945-17-S—528-542 Park avenue, Brooklyn.

## NOVEMBER 12, 1931, 4 P. M. SPECIAL MEETING.

### *Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.

281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, OCTOBER 6, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the regular meeting of the Board held on Tuesday morning, September 29, 1931, and the minutes of the regular meeting of the Board held on Tuesday afternoon, September 29, 1931, and the minutes of the special meeting of the Board held on Friday afternoon, October 2, 1931, were approved as printed in Bulletin No. 40, Vol. XVI.

### BUILDING ZONE CASES

163-31-BZ.

APPLICANT—Hallinan & Groh, for George Bechtold, owner.

SUBJECT—Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—45-08 Laurel Hill boulevard, south side, 65.27 feet east of 45th street, Woodside, Borough of Queens.

### APPEARANCES—

For Applicant: T. J. Groh.

For Opposition: None.

ACTION OF BOARD—Laid over to November 12, 1931, at 10 a. m., for inspection and report by a committee of board.

273-31-BZ.

APPLICANT—Kenlon-Michels Eng. & Cont. Co., Inc., for Rita Shue, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—154-156 East 84th street, Manhattan.

### APPEARANCES—

For Applicant: John Kenlon.

For Opposition: Frederick H. McCoen, Leonard Levinson, T. J. Ryan, Henry F. Mielke and Harry Buchman.

ACTION OF BOARD—Laid over to November 12, 1931, at 10 a. m., on request of applicant. Final disposition.

147-31-BZ.

APPLICANT—Tony Andruk, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building, to be occupied as a store and dwelling.

PREMISES AFFECTED—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

### APPEARANCES—

For Applicant: J. J. McCulloch and Daniel Pichnew.

For Opposition: None.

ACTION OF BOARD—Laid over to October 22, 1931, at 10 a. m., for inspection and report by a committee of board.



# MINUTES

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidman and Doyle, for James Raffaele and Joseph A. Raffaele, owners.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

PREMISES AFFECTED—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

APPEARANCES—

For Applicant: Isidor Eipstein.

For Opposition: Bernard A. Schaefer, William E. Wright, George Felesky and Frances Felesky.

ACTION OF BOARD—Laid over to October 22, 1931, at 10 a. m., on request of applicant's representative. Final disposition.

29-31-BZ.

APPLICANT—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 7c of the building zone resolution, to permit in a residence district the erection and maintenance of an extension to an existing business building (previously denied).

PREMISES AFFECTED—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

APPEARANCES—

For Applicant: C. Nelson Cooper and Alexander Gaw.

For Opposition: Philip J. Sinnott, John M. Lee and Paul N. Janovic.

ACTION OF BOARD—Laid over to November 12, 1931, at 10 a. m., for further conference between applicant and objectors.

234-31-BZ.

APPLICANT—Triest Contracting Corp., (lessee), for Norman G. Degnon, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7f and 21 of the building zone resolution, to permit in a residence district the temporary storage of building materials and equipment upon the premises during the period construction.

PREMISES AFFECTED—Northeast corner of Grand Central parkway and Homelawn street, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Discon.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

464-31-BZ.

APPLICANT—Celia Rosoff, owner.

SUBJECT—Request for acceptance—re Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

APPEARANCES—

For Applicant: George H. Rosef.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

984-22-BZ.

APPLICANT—Dora Goldfein, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district, the maintenance of a garage for the storage of three (3) motor vehicles, three (3) spaces rented to persons not residing on the premises.

PREMISES AFFECTED—2379 Tiebout avenue, The Bronx.

APPEARANCES—

For Applicant: Samuel Goldfein.

ACTION OF BOARD—Application granted on condition for temporary period of two years.

THE VOTE TO GRANT TEMPORARY PERMIT—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(984-22-BZ)

WHEREAS, Dora Goldfein, owner, filed July 26, 1922, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of five (5) motor vehicles, three (3) spaces rented to persons not residing on the premises; premises 2370 Tiebout avenue, Borough of The Bronx; and

WHEREAS, a temporary permit for two years was granted by the board at its meeting, February 19, 1924, which permit expired February 19, 1926, and the application was reopened July 31, 1931, on basis of a new decision of the superintendent of buildings; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 6, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Tiebout avenue is in a residence district; East 184th street is in a business district; East 187th street is in a residence district, and Valentine avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 13, 1931 (re Application of July 2, 1931), reads:

"July 13, 1931.

"Your letter of July 2nd at hand wherein you request that approval of this Bureau for the renting of garage spaces at above mentioned location.

"The records of this Bureau show that the garage referred to was erected in the year 1921 as a private garage, and as the zoning resolution prohibits the renting of garage spaces in a residence district to anyone not residing on the premises, I regret that I have not the power to approve such use and your application is therefore denied."

and

WHEREAS, the premises consist of a lot, 25 ft. by 125 ft., upon which is erected a five-story non-fireproof residence, 20 ft. by 60 ft. (on the front of the lot) with a two-car garage in the first story opening to yard; there is also a three-car garage erected in yard; it is proposed to rent three spaces out for the storage of three cars within a residence use district to persons not residing on the premises; and

WHEREAS, present applicant bases her appeal on the ground of hardship in that she purchased the premises without knowledge of the temporary permit; and



# MINUTES

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for a temporary period of two years, under the same conditions as incorporated in the resolution of the board, affecting the same premises, granted under Cal. No. 984-22-BZ, under date of February 19, 1924; that said conditions shall be complied with in all respects; that all permits required shall be obtained within three months and all work completed within six months from the date of this action.

159-31-BZ.

APPLICANT—Matthew W. Del Gaudio, for Salvatore Cinelli and Ignazio Mole, owners.

SUBJECT—Application for reopening — modification — re Application decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2358-2360 Hoffman street, east side, 309.84 feet north of East 184th street, The Bronx.

APPEARANCES—

For Applicant: Matthew W. Del Gaudio.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(159-31-BZ)

WHEREAS, Matthew W. Del Gaudio, for Salvatore Cinelli and Ignazio Mole, owners, filed, April 9, 1931, an application, under the building zone resolution, to permit in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2358-2360 Hoffman street, east side, 309.84 ft. north of East 184th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 24, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hoffman street and East 187th street are in a business district and East 184th street is in business and unrestricted districts; and

WHEREAS, the decision of the superintendent of buildings, rendered March 25, 1931 (re App. N. B. 202-1931), reads:

"1. Erection of garage for storage of more than 5 motor vehicles in business district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the building is of non-fireproof construction, one story and cellar in height, with a frontage of 90 ft. and a depth of 119 ft. 1 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, under Cal. No. 1303-25-BZ and Cal. No. 59-27-BZ, affecting properties No. 2339 Hoffman street and No. 2362 Hoffman street, respectively, the board, under section 7e, granted a variation to permit the use of premises for garage purposes; and

WHEREAS, there exist on same street (Hoffman) between 184th and 187th streets, at the present time, other non-conforming uses, such as chicken slaughter house, iron works, bakery and factory, the board deems the application is supported under section 7e and that the applicant is en-

titled to relief under section 21 on the grounds of practical difficulty and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, July 24, 1931, on certain conditions, and applicant requested a modification of these conditions to permit windows in the rear wall.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for a one-story building above grade, built fireproof throughout, *on condition* that same shall be finished with face brick with architectural terra cotta or stone trimming; that there shall be no portable gasoline tanks operated outside the premises or the maintenance of gasoline outside the building line; that the gable walls shall be unpierced throughout their entire height and length; that the rear wall may be equipped for 40 per centum of its area with windows with fixed metal frames and sash glazed with translucent wire glass; that any skylights erected in roof shall be set back not less than 15 ft. from the lot line, glazed with 1/4-inch plate glass, protected with wire guards above and below; that there shall be but two entrances to the garage, both on Hoffman street, each entrance to be not more than 12 ft. wide each, with curb cuts directly in front of such openings not more than 14 ft. wide each; that any advertising shall be confined solely to one projecting electric sign, approximately 5 ft. by 8 ft. in area, indicating the name and nature of business conducted on the premises, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

553-29-BZ.

APPLICANT—Louis Klein, owner.

SUBJECT—Application for reopening—extension of time to complete work—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1022-1032 Rockaway avenue, southwest corner of Linden boulevard, Brooklyn.

APPEARANCES—

For Applicant: Louis Klein.

For Opposition: None.

ACTION OF BOARD—Application reopened and time to complete work extended 9 months.

THE VOTE TO REOPEN AND EXTEND TIME—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

THE RESOLUTION—

(553-29-BZ)

WHEREAS, Emil Guterman, for Louis Klein, owner, filed, September 6, 1929, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station; premises 1022-1032 Rockaway avenue, southwest corner of Linden boulevard, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 28, 1930, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Linden boulevard, west of Rockaway avenue, is in a residence district; Linden boulevard, east of Rockaway avenue, is in a business district; Rockaway avenue, west side, is in a business and residence district, and Rockaway avenue, east side, is in a business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 16, 1929 (App. No. 12755-29), reads:

"Proposition is contrary to Art. II, Sec. 3 of the



# MINUTES

Building Zone Resolution—the erection of a public garage and a gasoline selling station in a residence use district.”;

and

WHEREAS, the premises consist of a plot of ground 100 ft. by 100 ft. on which it is proposed to erect a one-story building with a frontage of 50 ft. on Rockaway avenue and a width across the rear of 100 ft., L shaped, for a garage, office and grease pit enclosure, and in the open space to install necessary tanks and pumps for a gasoline service station; and

WHEREAS, the applicant's property was in the same ownership prior to the amendment of the zoning law; and

WHEREAS, the board in a similar application affecting the property directly opposite on Linden boulevard reached its conclusion on the assumption that the surrounding conditions could not be adversely affected, the board deems that under section 21 the applicant is entitled to a variation and modification; and

WHEREAS, this application was granted by the board at its meeting, January 28, 1930, and owner requested an extension of the time limit imposed, which was granted by vote of the board, and owner under date of September 22, 1931, requested a further extension.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the layout proposed shall be as indicated on the plan filed in this case; that the southerly and westerly gable walls shall be unpierced throughout their entire height and length; that any walls exposed to view from the highways shall be finished in light-colored face brick; that there shall be built along the building line of Linden boulevard and Rockaway avenue a concrete curbing not less than 12 in. in height with not more than two 10 ft. vehicular openings on Linden boulevard and not more than two on the Rockaway avenue front; that the intervening space between the openings on building line shall be provided with ornamental iron railings not less than 5 ft. in height or masonry posts with heavy chain connecting same; that there shall be erected at the corner formed by intersection of Linden boulevard and Rockaway avenue a concrete platform not less than 10 ft. in either direction, which shall be maintained unoccupied, other than for one electric light stanchion; that no gasoline pump shall be erected within 10 ft. of building line; that any use incidental to the conduct of the business on the premises shall be housed in approved masonry construction with arch openings from the interior of the property; that any advertising displayed shall be restricted to fixed wall signs within the property line and the glass globes of the gasoline pumps; that a return of the drawings shall be made to this board for approval before submission to the superintendent of buildings, and that all permits shall be obtained within six months from January 28, 1930, and any work involved shall be completed within nine months from October 28, 1931.

193-27-BZ.

APPLICANT—Lauriz Lauritzen, for Industrial Home for the Blind, owner.

SUBJECT—Application for reopening—interpretation—re Application (decision of the superintendent of buildings), under section 7a of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a factory building.

PREMISES AFFECTED—510-520 Gates avenue, Brooklyn.

APPEARANCES—

For Applicant, Peter J. Salmon.

For Opposition: Mrs. A. Bendinger.

ACTION OF BOARD—Application reopened and resolution modified.

## THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                                   |   |
|-------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott ..... | 4 |
| Negative .....                                                                                                    | 0 |
| Absent .....                                                                                                      | 0 |

## THE RESOLUTION—

(193-27-BZ)

WHEREAS, Lauritz Lauritzen, for Industrial Home for the Blind, owner, filed, February 23, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a factory building; premises 510-520 Gates avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 17, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gates avenue is in a business district; Monroe street is in a residence district, and Tompkins avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 8, 1927 (re App. No. 2020-1927), reads:

“Proposition contrary to the Zone Resolution, Art. II, Sec. 3 and 4-c.

“The erection of a factory building principally in a business district and extending into a residential district.”;

and

WHEREAS, the proposed building is to be of fireproof construction, three stories and basement in height, with a frontage of 40 ft. 10 in. and a depth of 120 ft. at first story and a depth of 110 ft. above first story; to be occupied as a factory building, 100 per cent factory occupancy; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7a of the building zone resolution and that denial of relief would entail practical difficulty and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, May 17, 1927, on certain conditions, and applicant requested a modification of these conditions as to location of machinery.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed a height of 39 ft. above curb level and shall be restricted to a three-story and basement building above grade; that it shall be constructed fireproof throughout; that the westerly gable wall shall be unpierced throughout its entire height and length; that the rear wall shall be unpierced throughout its entire height and width up to the second tier of beams; that at and above the second floor level the building shall be set back at the rear for the depth of the rear yard requirement of the building zone resolution; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings, in accordance with the design of the adjoining home in the same ownership; that the industrial manufacturing use and operation conducted on these premises shall be restricted and limited to work performed by the inmates of this institution; that no part or portion of these premises shall be rented or leased for hire; that any machinery used in the operation of the business conducted on the premises shall be limited to that shown on the plans filed by the Industrial Home for the Blind and received by the board just prior to the hearing of October 6, 1931, said machinery not to be increased either in size or number and its location to remain as shown on the plans submitted; that the windows in the rear second story shall be of fixed frame and sash; that the motors driving the blowers shall be located on the third story, center of the building, and shall be housed so as to restrict the noise coming therefrom; that the working hours of the



# MINUTES

Home shall be confined from 7.30 a. m. to 5 p. m. on week days, not permitting any work on Sundays or legal holidays; that the structure shall be erected otherwise in strict compliance with the requirements of the building zone resolution; that the industrial operation of this plant shall be conducted in accordance with the industrial code and the factory law requirements; that the architect shall make a return of the drawings, in compliance with the foregoing

resolution, to this board for approval before submitting same to the superintendent of buildings for consideration; that all necessary permits shall be obtained within nine months and the work completed within eighteen months from the date of this action.

Adjourned 1.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 6, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.

### APPEALS FROM ADMINISTRATIVE ORDERS

239-31-A.

APPELLANT—Edwad L. Finch, et al, as Trustee.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—105 West 42nd street, Manhattan.

### APPEARANCES—

For Appellant: John B. Coleman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., for inspection and report by a com-

259-31-A.

APPELLANT—William J. Flynn, Commissioner of Public Works and Acting Borough President of the Borough of the Bronx, for City of New York, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—876-880 Edgewater road, The Bronx.

### APPEARANCES—

For Appellant. Commissioner William J. Flynn, Max Hausler and L. J. Bailey.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., for inspection and report by a committee of the board.

265-31-A.

APPELLANT—Joseph M. Lonergan, for Dennis P. Healy, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—112-118 Crown street, Brooklyn.

### APPEARANCES—

For Appellant: Joseph M. Lonergan.

For Administration: Asst. Eng. Benjamin Salzman of bureau of buildings.

ACTION OF BOARD—Appeal withdrawn.

### THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross .....

4

Negative .....

0

Absent .....

0

262-31-A.

APPELLANT—James F. Hunter, for The Astoria Light, Heat & Power Co., owner,

SUBJECT—Appeal from an order of the fire commissioner. PREMISES AFFECTED—21st avenue and 21st street, Astoria, Borough of Queens.

### APPEARANCES—

For Appellant: James F. Hunter.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross .....

4

Negative .....

0

Absent .....

0

### THE RESOLUTION—

(262-31-A)

WHEREAS, James F. Hunter, for The Astoria Light, Heat & Power Co., owner, filed, May 26, 1931, an appeal from an order of the fire commissioner, affecting premises 21st avenue and 21st street, Astoria, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated May 6, 1931 (Order No. 84950-F), reads:

"1. Install an approved standpipe system in accordance with the rules of the Board of Standards & Appeals. Sections 580-581, Chapter 5, Code of Ordinances."

and

WHEREAS, the building is of steel frame construction, covered with corrugated iron, one and two stories (45 ft.) in height, 60 ft. by 400 ft. in area, erected upon a large acreage with other buildings; OCCUPIED as a shop and the storage of fire brick, pipe, fittings and forty cylinders of oxygen; and

WHEREAS, the appellant claims the building is divided by an unpierced hollow terra cotta tile wall extending from ground to roof, into two areas, 60 ft. by 340 ft. and 60 ft. by 60 ft.; there are four fire hydrants located outside the building fed through two 24-inch suction water pipes from the East River connected with pumps in the power house; furthermore, the appellant contends the occupancy of the building is non-hazardous.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that there shall be a yard hydrant system, fed from the East River, with power-driven pumps, pressure at the discharge end to be not less than fifty pounds, which system with the pumps shall be in the care of a qualified operator; this service to be maintained twenty-four hours every day; that the yard hydrant system shall meet with the approval of the fire department; that such additional fire-fighting appliances as shall be required by the fire department shall be installed; that the use and occupancy shall remain substantially unchanged and the building shall be not increased in height or area.

258-31-A.

APPELLANT—Samuel Rosenblum, for Earle Hotel Co., lessee.



# MINUTES

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—103-105 Waverly place, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                          |   |
|----------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross ..... | 4 |
| Negative .....                                                                                           | 0 |
| Absent .....                                                                                             | 0 |

THE RESOLUTION—

(258-31-A)

WHEREAS, Samuel Rosenblum, for Earle Hotel Co., lessee, filed, May 23, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 103-105 Waverly place, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 14, 1931 (Order No. 83362-LF), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Sections 580-581, Ch. 5, Code of Ordinances and rules of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered May 23, 1931, reads:

"Re premises 103-105 Waverly place, Manhattan.

"In reply to your letter of May 19, 1931, requesting reconsideration of Order No. 83362-LF, affecting the above premises, you are advised that your request must be denied.";

and

WHEREAS, the building is fireproof, nine stories in height, 52 ft. 2 in. by 105 ft. in area at first story, 52 ft. 2 in. by 98 ft. in area above; OCCUPIED as an apartment hotel; and

WHEREAS, the appellant claims the present standpipe system was installed at the time of the erection of the building in 1901 consisting of one 4-inch riser extending up to top of eighth story, continued by a 2½-inch pipe to two house supply tanks, 2,600 and 4,400 gallons capacities, the bottoms of which are 7 ft. above the hose outlet of the eighth story, also continued by a 2½-inch pipe through the ninth story to a tank of 2,500 gallons capacity, the bottom of which is 8 ft. above the hose outlet of ninth story; it is proposed to change the 2½-inch pipe connecting with the highest tank to 4 inches, to connect the house supply pipe to said tank leaving a reserve of 2,000 gallons for the standpipe, and to arrange the house supply lines with the two lower tanks so as to maintain a total reserve of more than 3,500 gallons for standpipe purposes; furthermore, the building under appeal is connected by a fireproof doorway at each of the first, second and third stories leading to building adjoining at east having an area of 35 ft. 3 in. by 105 ft.; and

WHEREAS, the present standpipe system was installed at the time of the erection of the building in 1901, at which time the standpipe system was accepted by the authorities having jurisdiction.

Resolved, that the order and decision of the fire commissioner be and they hereby are modified, and that the appeal be and it hereby is granted on condition that the present 4-inch riser shall be extended from the top story hose outlet with a 4-inch pipe direct to the 2,500-gallon tank located on the roof, with a reserve of not less than 2,250 gallons maintained for the standpipe system; that the elevation of the bottom of tank shall be not less than 8 ft. above the top story outlet; that the standpipe system shall otherwise be connected

with a 2½-inch connection to the two tanks located on the top story, the total capacity of which is approximately 4,400 gallons; that the automatic filling pump shall be connected direct to the 2,500-gallon tank located on the roof; that the hose at the top story outlet shall be equipped with ½-inch nozzles; that the building shall not be increased in height or area and the standpipe system shall comply with the rules in all other respects.

266-31-A.

APPELLANT—Diedrich F. Lehnert, for Cross & Brown Co., for Finney Building Company, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—149-151 West 36th street, Manhattan.

APPEARANCES—

For Appellant: Diedrich F. Lehnert.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                          |   |
|----------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross ..... | 4 |
| Negative .....                                                                                           | 0 |
| Absent .....                                                                                             | 0 |

THE RESOLUTION—

(266-31-A)

WHEREAS, Diedrich F. Lehnert, for Cross & Brown Co., for Finney Building Co., owner, filed, May 27, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 149-151 West 36th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 17, 1931 (Order No. 84314-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Secs. 580, 581, Ch. 5, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered May 22, 1931, reads:

"This will reply to your letter of May 8th, 1931, in which you state:

"We are desirous of filing an appeal in connection with the above violation. Due to the death of the owner's representative in this city, we have been unable to secure a letter from them within the twenty days' time limit allowed by the Board of Standards and Appeals, authorizing us to represent the owner in the appeal before the Board. We are therefore asking you, as a matter of routine, to accept the present standpipe condition at the above building. These conditions are substantially as follows:

"The tank supplying the standpipe has a capacity of approximately 2,600 gallons, of which there is a reserve of 2,000 gallons for standpipe purposes. The balance of the capacity of the tank is used as a house supply for the upper five stories of the building.

"We herewith request you to accept the 2,000 gallon reserve for standpipe purposes, in lieu of the 3,500 gallon reserve required by the standpipe rules, basing our request upon the fact that the building is fully sprinklered and of fireproof construction. Please let us know as soon as possible whether you can grant this request."

"You are advised that any action taken by this department must be in accordance with the provisions of the law and not as a matter of routine as the existing law does not empower the Fire Commissioner to accept this present condition of standpipe, therefore your request is denied.";

and

WHEREAS, the building is fireproof, twelve stories in height, 39 ft. 6 in. by 98 ft. 9 in. in area; OCCUPIED



# MINUTES

as a tenant factory for the manufacture of clothing, seventy-eight persons each story; and

WHEREAS, the appellant claims the building was erected in 1908; equipped with an approved sprinkler system with central office waterflow alarm, also a standpipe system installed (with exception of the tank) at the time of erection of the building in accordance with all then existing requirements; the present standpipe system is fed from a 2,600-gallon house supply gravity tank, 2,000 gallons reserved for standpipes, the bottom of which is 12 ft. 6 in. above the roof and 17 ft. above the hose outlet in the highest story; furthermore, the appellant contends that to raise the tank 20 ft. above the roof would gain only about two pounds pressure and, also, that the present fire protection equipment is adequate; and

WHEREAS, the building was erected in 1908, at which time the present standpipe system was installed and approved by the department having jurisdiction.

Resolved, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the bottom of the standpipe tank shall be not less than 17 ft. above the highest top story outlet; that a reserve of approximately 2,000 gallons shall be maintained for the standpipe system; that the hose in the top story shall be equipped with 1/2-inch nozzles; that the building shall be equipped with a two-source wet sprinkler system with central office alarm connection; that the building shall be not increased in height or area and the standpipe system shall comply with the rules in all other respects.

## PETITIONS FOR VARIATIONS

395-30-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for 303-311 Fourth Avenue Corp., lessee.

SUBJECT—Variation from the requirements of the labor law as cited in order and decision of fire commissioner.

PREMISES AFFECTED—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., on request of petitioner's representative.

106-31-S.

PETITIONER—Helen W. Seeley, for Jacob Feldman, lessee.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—145-17 Jamaica avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Petitioner: William H. Shrauth.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., on request of petitioner.

267-31-S.

PETITIONER—Peter Brandt, for United Real Estate Owners Association, for 321 Broadway Corporation, Inc., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—321-323 Broadway, Manhattan.

APPEARANCES—

For Petitioner. Peter Brandt.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 22, 1931, at 2 p. m., to submit new proposition.

240-31-S.

PETITIONER—Robert I. Dodge, for Roxton Realty Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—373 Fifth avenue, northeast corner of East 35th street, Manhattan.

APPEARANCES—

For Petitioner: Robert I. Dodge.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn after argument.

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross ..... 4

Negative ..... 0

Absent ..... 0

278-31-S.

PETITIONER—John J. Gilmartin, for Estate of Bradish Johnson, Inc., owner.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—149-151 Fifth avenue, 921-923 Broadway and 1-15 East 21st street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross ..... 4

Negative ..... 0

Absent ..... 0

281-31-S.

PETITIONER—Cox & Arenson, for Weichman Harte Realty Company, owner.

SUBJECT—Variation of the labor law as cited in an order of the fire commissioner.

PREMISES AFFECTED—8-14 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: Joseph Cox.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn after argument.

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross ..... 4

Negative ..... 0

Absent ..... 0

700-30-S.

PETITIONER—Cox & Arenson, for John J. Hart, owner.

SUBJECT—Application for reopening—correction—re variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—1042 Atlantic avenue and 1035-1039 Pacific street, Brooklyn.

APPEARANCES—

For Petitioner. Joseph Cox.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Temporary Chairman Connell, Com-



# MINUTES

missioners Holland and Guilfoyle and  
Deputy Chief Ross ..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(700-30-S)

WHEREAS, Cox & Aronson, for John J. Hart, owner, filed, November 22, 1930, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 1042 Atlantic avenue and 1035-1039 Pacific street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 18, 1929 (re Order No. 56154-LD), reads:

"Inspection shows the following to be necessary to make the above premises comply with the requirements of the Labor Law:

"1. Discontinue the use of the above premises occupied for factory purposes in violation of Section 270 of the Labor Law.

"(a) The fireproof enclosure of stairway at north side of building does not extend from lower termination of stairway to street.

"(b) Stairway at south side of building is not 44" wide, does not extend to roof and is not enclosed in fireproof material."

and

WHEREAS, the decision of the fire commissioner, rendered November 6, 1930, reads:

"In reply to yours of October 24th, addressed to Peter C. Spence, relative to the requirements of Order No. 56154-LD, issued against the above premises and reading:

"Discontinue the use of the above premises occupied for factory purposes in violation of Section 270 of the Labor Law, etc."

"I beg to advise you that all requirements of the Labor Law are mandatory insofar as the Fire Commissioner is concerned and he is without power to waive, modify or rescind."

and

WHEREAS, the building is non-fireproof, two stories in height, 60 ft. by 200 ft. in area; OCCUPIED: 1st story, storage and auto showroom, 5 persons; 2nd story, auto service station, 5 persons; EXITS: two interior fireproof stairways, extending from the first story to second story, unenclosed at south, enclosed at north in fireproof partitions, with fireproof doors at openings, unenclosed from foot of stairway to street; ROOFS of adjoining buildings: 10 ft. higher at east and west; and

WHEREAS, the petitioner claims that the southerly open stairway is 3 ft. in width; that the building was erected in 1929; equipped with a standpipe system and portable fire appliances; in addition to the interior stairways there is a fireproof ramp, 11 ft. in width, extending from second story to street; furthermore, the petitioner contends that the repair work done on these premises is confined solely to the adjusting and toning up of new cars which are bought from the company on the premises; and

WHEREAS, this petition was granted by the board at its meeting, April 28, 1931, on certain conditions, and petitioner

requested a modification of these conditions as to distance of fireproof partition from Atlantic avenue front.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 56154-LD, Item A, *on condition* that the foot of the stairway shall terminate at the showroom on the first floor, which showroom shall be cut off from the balance of the first story by a fireproof wall, with fireproof doors at the opening therein, and a fireproof, self-closing door at the opening to the stairway, which door shall open outwardly; that an unencumbered aisle space shall be provided through the showroom from the foot of the stairs direct to the street, said open passageway to be not less than 44 in. wide; that the existing fireproof partition in the rear of the showroom shall be not more than 70 ft. from the Atlantic avenue front, and *granted*, as to Item B, of same order, *on condition* that the stairway at south side of building shall be constructed of incombustible material and be not less than 3 ft. wide, enclosed in fireproof material, with fireproof doors at opening; that the ramp leading from the second story to the Pacific street front shall be enclosed on the run of ramp in fireproof, unpierced walls, from the first story to the second story; that the occupants of the second story engaged in factory work shall be limited to not more than twelve persons; that the buildings shall not be increased in height or area, and that the requirements of the labor law shall be complied with in all other respects.

## RULES

217-21-SR.

PETITIONER—American Oil Burner Association.

SUBJECT—Fuel Oil Rules, interpretation of.

APPEARANCES—

For Petitioner: Harry F. Tapp.

For Administration: Engineer Inspector Michaels of fire department.

ACTION OF BOARD—Request for interpretation withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross ..... 4

Negative ..... 0

Absent ..... 0

225-31-SR.

PETITIONER—Watson Elevator Company.

SUBJECT—Rules for Incline Stairway Invalid Lifts.

APPEARANCES—

For Petitioner: D. V. Jenkins.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross ..... 4

Negative ..... 0

Absent ..... 0

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## SPECIAL MEETING

TUESDAY AFTERNOON, OCTOBER 6, 1931

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.

## RULES

693-20-SR.

SUBJECT—Amendments to Plumbing Rules.

APPEARANCES—None.

ACTION OF BOARD—Laid over to November 12, 1931, at 4 p. m., pending receipt of opinion of the corporation counsel.

281-22-SR.

SUBJECT—Amendment to Standpipe Fire Line Rules.

APPEARANCES—None.

ACTION OF BOARD—Laid over to November 12, 1931, at 4 p. m., pending receipt of opinion of the corporation counsel.

Adjourned 5:15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.



# THIRD QUARTERLY REPORT

## CITY OF NEW YORK

### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL, Temporary Chairman

MUNICIPAL BUILDING

October 13, 1931.

HON. JAMES J. WALKER,  
Mayor, New York City.

SIR:—

I have the honor to submit for your information the Third Quarterly Report of the Board of Standards and Appeals, for the quarter ending September 30, 1931, which is set forth as follows:

#### CASES FILED AND PENDING, 1931

| FILED 1931        | A   | BZ  | S   | SA  | SR | M'L | T'L   | GR.T'L |
|-------------------|-----|-----|-----|-----|----|-----|-------|--------|
| JANUARY .....     | 15  | 11  | 10  | 9   | 0  | 44  | 89    | ..     |
| Restored .....    | 1   | 4   | 1   | 0   | 0  | 0   | 6     | 95     |
| FEBRUARY .....    | 17  | 18  | 11  | 3   | 1  | 49  | 99    | ..     |
| Restored .....    | 1   | 5   | 2   | 0   | 0  | 0   | 8     | 107    |
| MARCH .....       | 25  | 13  | 10  | 7   | 0  | 54  | 109   | ..     |
| Restored .....    | 2   | 9   | 1   | 1   | 2  | 0   | 15    | 124    |
| APRIL .....       | 20  | 13  | 10  | 1   | 0  | 53  | 97    | ..     |
| Restored .....    | 3   | 7   | 2   | 1   | 1  | 0   | 14    | 111    |
| MAY .....         | 32  | 25  | 13  | 8   | 1  | 45  | 124   | ..     |
| Restored .....    | 1   | 7   | 0   | 0   | 1  | 0   | 9     | 133    |
| JUNE .....        | 24  | 19  | 10  | 5   | 0  | 55  | 113   | ..     |
| Restored .....    | 3   | 10  | 1   | 0   | 2  | 0   | 16    | 129    |
| JULY .....        | 33  | 18  | 10  | 6   | 0  | 62  | 119   | ..     |
| Restored .....    | 0   | 6   | 2   | 1   | 0  | 0   | 9     | 128    |
| AUGUST .....      | 14  | 15  | 7   | 3   | 0  | 0   | 39    | ..     |
| Restored .....    | 0   | 0   | 0   | 0   | 0  | 0   | 0     | 39     |
| SEPTEMBER .....   | 22  | 14  | 11  | 8   | 0  | 47  | 102   | ..     |
| Restored .....    | 1   | 3   | 3   | 0   | 0  | 0   | 7     | 109    |
| TOTAL .....       | 204 | 197 | 104 | 53  | 8  | 409 | 975   | 975    |
| PENDING           |     |     |     |     |    |     |       |        |
| DEC. 31, 1930.... | 184 | 93  | 52  | 85  | 3  | 0   | 417   | 417    |
| GRAND TOTAL ...   | 388 | 290 | 156 | 138 | 11 | 409 | 1,392 | 1,392  |
| DISPOSITION       |     |     |     |     |    |     |       |        |
| 1931              |     |     |     |     |    |     |       |        |
| JANUARY .....     | 42  | 22  | 15  | 1   | 1  | 44  | 125   | ..     |
| FEBRUARY .....    | 14  | 21  | 18  | 3   | 0  | 49  | 105   | ..     |
| MARCH .....       | 29  | 30  | 12  | 9   | 1  | 54  | 135   | 365    |
| APRIL .....       | 32  | 15  | 24  | 18  | 1  | 53  | 143   | ..     |
| MAY .....         | 37  | 19  | 11  | 15  | 2  | 45  | 129   | ..     |
| JUNE .....        | 22  | 36  | 15  | 10  | 1  | 55  | 139   | 411    |
| JULY .....        | 34  | 31  | 15  | 9   | 0  | 62  | 151   | ..     |
| AUGUST .....      | 0   | 0   | 0   | 0   | 0  | 0   | 0     | ..     |
| SEPTEMBER .....   | 12  | 12  | 7   | 9   | 0  | 47  | 87    | 238    |
| TOTAL .....       | 222 | 186 | 117 | 74  | 6  | 409 | 1,014 | 1,014  |
| PENDING           |     |     |     |     |    |     |       |        |
| SEPT. 30, 1931..  | 166 | 104 | 39  | 64  | 5  | 0   | 378   | 378    |

Code: A—Appeals from Administrative Orders. BZ—Applications under Building Zone Resolution. S—Petitions for Variations of Labor Law. SA—Petitions for Approval of Appliances. SR—Petitions for Adoption of Rules. M'L—Miscellaneous Docket.

#### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price, \$1.25; by mail, \$1.35.

#### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price, 30c; by mail, 35c.



# THIRD QUARTERLY REPORT

## SUMMARY.

### DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to September 30, 1931.....  | 482  |
| Restored to calendar.....                  | 84   |
| <b>MISCELLANEOUS APPLICATIONS.</b>         |      |
| Requests to reopen.....                    | 250  |
| Requests to amend.....                     | 12   |
| Requests for modification.....             | 77   |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 47   |
| Requests for extension of permit.....      | 5    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 11   |
| Administrative requests .....              | 0    |
| Requests for interpretation.....           | 2    |
| Total .....                                | 1392 |
| Disposed of .....                          | 1014 |
| Cases pending September 30, 1931.....      | 378  |

### DISPOSITION OF CASES.

|                                                     |      |
|-----------------------------------------------------|------|
| Withdrawn .....                                     | 82   |
| Dismissed .....                                     | 33   |
| Denied .....                                        | 122  |
| Granted .....                                       | 4    |
| Granted on condition.....                           | 284  |
| Appliances approved .....                           | 47   |
| Appliances dismissed, disapproved or withdrawn..... | 27   |
| Rules approved .....                                | 0    |
| Rules disapproved or rescinded.....                 | 0    |
| <b>MISCELLANEOUS ACTIONS.</b>                       |      |
| Requests to reopen granted.....                     | 199  |
| Requests to reopen denied.....                      | 47   |
| Requests to amend granted.....                      | 12   |
| Requests to amend denied.....                       | 0    |
| Requests for modification granted.....              | 56   |
| Requests for modification denied.....               | 21   |
| Requests to rescind granted.....                    | 4    |
| Requests to rescind denied.....                     | 0    |
| Requests for extension of time granted.....         | 46   |
| Requests for extension of time denied.....          | 1    |
| Requests for extension of permit granted.....       | 4    |
| Requests for extension of permit denied.....        | 0    |
| Requests to install granted.....                    | 0    |
| Requests to install denied.....                     | 1    |
| Plans approved .....                                | 11   |
| Plans disapproved .....                             | 0    |
| Administrative requests granted.....                | 0    |
| Administrative requests denied or withdrawn.....    | 0    |
| Interpretations .....                               | 2    |
| Requests withdrawn or dismissed.....                | 4    |
| Total .....                                         | 1014 |

## MONEYS RECEIVED

|                                      | 1st. QUAR. | 2nd QUAR. | JULY    | AUG.    | SEPT.   | GR. T'L. |
|--------------------------------------|------------|-----------|---------|---------|---------|----------|
| Subscription to Bulletin.....        | \$287.50   | \$280.00  | \$55.00 | \$40.00 | \$60.00 | \$722.50 |
| Cash Sales .....                     | 74.90      | 82.66     | 21.65   | 9.05    | 7.30    | 195.56   |
| Total Amount (Paid to Chamberlain) . | \$362.40   | \$362.66  | \$76.65 | \$49.05 | \$67.30 | \$918.06 |

WILLIAM J. O'GORMAN, *Secretary.*

HENRY L. CONNELL, *Temporary Chairman.*

## PUBLIC HEARING

### PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[693-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on November 12, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.



# RULES

## FIRE RETARDING RULES FOR GARAGES, ETC.

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917, and Feb. 3, 1922.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and all selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth ( $1/200$ ) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding

(a) Seven-eighths ( $7/8$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:3 concrete or better, reinforced with not less than one-fourth ( $1/4$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $1/2$ ) inch plaster boards, or three-eighths ( $3/8$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $1/4$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $3/4$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unthilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $3/4$ ) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $7/8$ ) inch wood sheathing, one-half ( $1/2$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $7/8$ ) inch wood sheathing, two thicknesses of one-quarter ( $1/4$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge



# RULES

## COVERING THE DESIGN OF REINFORCED CONCRETE FLAT SLABS.

Adopted by the Board of Standards and Appeals, July 8, 1920, under Cal. 395-20-S.

**Rule 1. Application.** The rules governing the design of reinforced concrete flat slabs shall apply to such floors and roofs consisting of three or more rows of slabs, without beams or girders, supported on columns, the construction being continuous over the columns and forming with them a monolithic structure.

**Rule 2. Compliance with Building Code.** In the design of reinforced concrete flat slabs, the provisions of article 16 of the building code shall govern with respect to such matters as are specified therein.

**Rule 3. Assumptions.** In calculations for the strength of reinforced concrete flat slabs, the following assumptions shall be made:

(a) A plane section before bending remains plane after bending;

(b) The modulus of elasticity of concrete in compression within the allowable working stresses is constant;

(c) The adhesion between concrete and reinforcement is perfect;

(d) The tensile strength of concrete is nil;

(e) Initial stress in the reinforcement due to contraction or expansion in the concrete is negligible.

**Rule 4. Stresses.** (a) The allowable unit shear in reinforced concrete flat slabs on the bd section around the perimeter of the column capital shall not exceed one hundred twenty (120) pounds per square inch; and the allowable unit shearing stress on the bjd section around the perimeter of the drop shall not exceed sixty (60) pounds per square inch, provided that the reinforcement is so arranged or anchored that the stress may be fully developed for both positive and negative moments.

(b) The extreme fibre stress to be used in concrete in compression at the column head section shall not exceed seven hundred fifty (750) pounds per square inch.

**Rule 5. Columns.** For columns supporting reinforced concrete flat slabs, the least dimension of any column shall be not less than one-fifteenth ( $1/15$ ) of the average span of any slabs supported by it. Such diameter no case shall such least dimension of any interior column supporting a floor or roof be less than sixteen (16) inches when round nor fourteen (14) inches when square; nor shall the least dimension of any exterior column be less than fourteen (14) inches.

**Rule 6. Column Capital.** Every reinforced concrete column supporting a flat slab shall be provided with a capital whose diameter is not less than 0.225 of the average span of any slabs supported by the columns; but it shall be measured where the vertical thickness of the capital is at least one and one-half ( $1\frac{1}{2}$ ) inches, and shall be the diameter of the inscribed circle in that horizontal plane. The slope of the capital considered effective below the point where its diameter is measured shall nowhere make an angle with the vertical of more than forty-five (45) degrees. In case a cap of less dimensions than hereinafter described as a drop, is placed above the column capital, the part of this cap enclosed within the lines of the column capital extended upward to the bottom of the slab or drop at the slope of forty-five (45) degrees may be considered as part of the column capital in determining the diameter for design purposes.

**Rule 7. Drop.** When a reinforced concrete flat slab is thicker in that portion adjacent to or surrounding the column, the thickened portion shall be known as a drop. The width of such drop when used, shall be determined by the shearing stress in the slab around the perimeter of the drop, but in no case shall the width be less than 0.33 of the average span of any slabs of which it forms a part. In computing the thickness of drop required by the negative moment on the column head section, the width of the drop only shall be considered as effective in resisting the compressive stress, but in no case shall the thickness of such drops be less than 0.33 of the thickness of the slab. Where drops are used over interior columns, corresponding drops shall be employed over exterior col-

umns and shall extend to the one-sixth ( $1/6$ ) point of the panel from the center of the column.

**Rule 8. Slab Thickness.** The thickness of a reinforced concrete flat slab shall be not less than that derived by the formulae  $t = 0.024 L \sqrt{w + 1\frac{1}{2}}$  for slabs without drops, and  $t = 0.02 L \sqrt{w + 1}$  for slabs with drops, in which  $t$  is the thickness of the slab in inches,  $L$  is the average span of the slab in feet, and  $w$  is the total live and dead load in pounds per square foot; but in no case shall this thickness be less than one-thirty-second ( $1/32$ ) of the average span of the slab for floors, nor less than one-fortieth ( $1/40$ ) of the average span of the slab for roofs, nor less than six (6) inches for floors nor less than five (5) inches for roofs.

**Rule 9. Reinforcement.** (a) In the calculation of moments at any section, all the reinforcing bars which cross that section may be used, provided that such bars extend far enough on each side of such section to develop the full amount of the stress at that section. The effective area of the reinforcement at any moment section shall be the sectional area of the bars crossing such section multiplied by the sine of the angle of such bars with the plane of the section. The distribution of the reinforcement of the several bands shall be arranged to fully provide for the intermediate moments at any section.

(b) Splices in bars may be made wherever convenient but are preferably at points of minimum stress. The length of any splice shall be not less than eighty (80) bar diameters and in no case less than two (2) feet. The splicing of adjacent bars shall be avoided as far as possible. Slab bars which are lapped over the column, the sectional area of both being included in the calculation for negative moment, shall extend to the lines of inflection beyond the column center.

(c) When the reinforcement is arranged in bands, at least fifty (50) per cent of the bars in any band shall be of a length not less than the distance center to center of columns measured rectangularly and diagonally; on bars used as positive reinforcement shall be of a length less than half ( $1/2$ ) the panel length plus forty (40) bar diameters for cross bands, or less than seven-tenths ( $7/10$ ) of the panel length plus forty (40) bar diameters for diagonal bands and no bars used as negative reinforcement shall be of a length less than half ( $1/2$ ) the panel length. All reinforcement framing perpendicular to the wall in exterior panels shall extend to the outer edge of the panel and shall be hooked or otherwise anchored.

(d) Adequate means shall be provided for properly maintaining all slab reinforcement in the position assumed by the computations.

**Rule 10. Line of Inflection.** In the design of reinforced concrete flat slab construction, for the purpose of making calculations of the bending moments at sections other than defined in these rules, the line of inflection shall be considered as being located one-quarter ( $1/4$ ) the distance, center to center, of columns, rectangularly and diagonally, from center of columns for panels without drops, and three-tenths ( $3/10$ ) of such distance for panels with drops.

**Rule 11. Moment Sections.** For the purpose of design of reinforced concrete flat slabs, that portion of the section across a panel, along a line midway between columns, which lies within the middle two quarters of the width of the panel shall be known as the inner section, and those portions of the section in the two outer quarters of the width of the panel shall be known as the outer sections. Of the section which follows a panel edge from column to column and which includes the quarter perimeters of the edges of the column capitals, that portion within the middle two quarters of the panel width shall be known as the mid section and the two remaining portions, each having a projected width equal to one-quarter of the panel width, shall be known as the column head sections.



# RULES

**Rule 12. Bending Moments.** In the design of reinforced concrete flat slabs the following provisions with respect to bending moments shall be observed. In the moment expressions used:

$W$  is the total dead and live load on the panel under consideration, including the weight of drop whether a square, rectangle or parallelogram;

$W_1$  is the total live load on the panel under consideration;

$L$  is the length of side of a square panel center to center of columns; or the average span of a rectangular panel which is the mean length of the two sides;

$n$  is the ratio of the greater to the less dimension of the panel;

$h$  is the unsupported length of a column in inches, measured from top of slab to base of capital;

$I$  is the moment of inertia of the reinforced concrete column section.

**A. Interior Square Panels.** The numerical sum of the positive and negative moments shall be not less than  $1/17 W L$ . A variation of plus or minus five (5) per cent shall be permitted in the expression for the moment on any section, but in no case shall the sum of the negative moments be less than sixty-six (66) per cent of the total moment, nor the sum of the positive moments be less than thirty-four (34) per cent of the total moment for slabs with drops; nor shall the sum of the negative moments be less than sixty (60) per cent of the total moment, nor the sum of the positive moments be less than forty (40) per cent of the total moment for slabs without drops.

1. In *two-way systems*, for slabs with drops, the negative moment resisted on two column head sections shall be  $-1/32 W L$ ; the negative moment on the mid section shall be  $-1/133 W L$ ; the positive moment on the two outer sections shall be  $+1/80 W L$  and the positive moment on the inner section shall be  $+1/133 W L$ ; and for slabs without drops, the negative moment resisted on two column head sections shall be  $-1/36 W L$ , the negative moment on the mid section shall be  $-1/133 W L$ , the positive moment on the two outer sections shall be  $+1/63 W L$  and the positive moment on the inner section shall be  $+1/133 W L$ .

2. In *four-way systems*, the negative moments shall be as specified for Two-Way Systems; the positive moment on the two outer sections shall be  $+1/100 W L$  and the positive moment on the inner section shall be  $+1/100 W L$  for slabs with drops; and the positive moment on the two outer sections shall be  $+1/174 W L$ , and the positive moment on the inner section shall be  $+1/100 W L$ , for slabs without drops.

3. In *three-way systems*, the negative moment on the column head and mid sections and the positive moment on the two outer sections, shall be as specified for Four-Way Systems. In the expression for the bending moments on the various sections, the length  $L$  shall be assumed as the distance center to center of columns and the load  $W$  as the load on the parallelogram panel.

## **B. Interior Rectangular Panels.**

1. When the ratio  $n$  does not exceed 1.1, all computations shall be based on a square panel of a length equal to the average span, and the reinforcement shall be equally distributed in the short and long directions according to the bending moment coefficients specified for interior square panels.

2. When the ratio  $n$  lies between 1.1 and 1.33, the bending moment coefficients specified for interior square panels shall be applied in the following manner:

(a) In *two-way systems*, the negative moments on the two column head sections and the mid section and the positive moment on the two outer sections and the inner section at right angles to the long direction shall be determined as for a square panel of a length equal to the greater dimensions of the rectangular panel; and the corresponding moments on the sections at right angles

to the short direction shall be determined as for a square panel of a length equal to the lesser dimensions of the rectangular panel. In no case shall the amount of reinforcement in the short direction be less than two-thirds ( $2/3$ ) of that in the long direction. The load  $W$  shall be taken as the load on the rectangular panel under consideration.

(b) In *four-way systems*, for the rectangular bands, the negative moment on the column head sections and the positive moment on the outer sections shall be determined in the same manner as indicated for *two-way systems*.

For the diagonal bands the negative moments on the column head and mid sections and the positive moment on the inner section shall be determined as for a square panel of a length equal to the average span of the rectangle. The load  $W$  shall be taken as the load on the rectangular panel under consideration.

(c) In *three-way systems*, the negative and positive moments on the bands running parallel to the long direction shall be determined as for a square whose side is equal to the greater dimension; and the moments on the bands running parallel to the short direction shall be determined as for a square whose side is equal to the lesser dimension. The load  $W$  shall be taken as the load on the parallelogram panel under consideration.

**C. Exterior Panels.** The negative moments at the first interior row of columns and the positive moments at the center of the exterior panels on moment sections parallel to the wall, shall be increased twenty (20) per cent over those specified above for interior panels. The negative moment on moment sections at the wall and parallel thereto shall be determined by the conditions of restraint, but the negative moment on the mid section shall never be considered less than fifty (50) per cent and the negative moment on the column head section never less than eighty (80) per cent of the corresponding moments at the first interior row of columns.

**D. Interior Columns** shall be designed for the bending moments developed by unequally loaded panels, eccentric loading or uneven spacing of columns. The bending moment resulting from unequally loaded panels shall be considered as  $1/40 W L$ , and shall be resisted by the columns immediately above and below the floor line under consideration in direct proportion to the values of their ratios of  $I/h$ .

**E. Wall Columns** shall be designed to resist bending in the same manner as interior columns, except that  $W$  shall be substituted for  $W_1$  in the formula for the moment. The moment so computed may be reduced by the counter moment of the weight of the structure which projects beyond the center line of the wall columns.

**F. Roof Columns** shall be designed to resist the total moment resulting from unequally loaded panels, as expressed by the formulae in paragraphs (D) and (E) of this rule.

**Rule 13. Walls and Openings.** In the design and construction of reinforced concrete flat slabs, additional slab thickness, girders or beams shall be provided to carry any walls or concentrated loads in addition to the specified uniform live and dead loads. Such girders or beams shall be assumed to carry twenty (20) per cent of the total live and dead panel load in addition to the wall load. Beams shall also be provided in case openings in the floor reduce the working strength of the slab below the prescribed carrying capacity.

**Rule 14. Special Panels.** For structures having a width of less than three (3) rows of slabs, or in which exterior drops, capitals or columns are omitted, or in which irregular or special panels are used, and for which the rules relating to the design of reinforced flat slabs do not directly apply, the computations in the analysis of the design of such panels, shall, when so required, be filed with the superintendent of buildings.



# RULES

## REVISED ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS (ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE AUGUST 26, 1918; REVISED MAY 13, 1919) AND REVISED JUNE 12, 1931, EFFECTIVE DECEMBER 12, 1931.

[240-19-SR]

## ELEVATOR RULES

### Definitions

#### 1. Alteration.

An "Alteration" of an elevator, dumbwaiter, or escalator, is a change in the use, classification, operation, control, character of power supply, capacity or speed of the elevator, escalator or dumbwaiter, application for which is filed in the Bureau after the Rules become effective.

#### 2. Auxiliary Power Elevator.

An "auxiliary power elevator" is one having a source of mechanical power, such as shafting, in common with other machinery.

#### 3. Bi-Parting Door or Gate.

A "bi-parting door or gate" is a vertical-slide, horizontal-slide, or swing door or gate consisting of two or more sections so arranged that the sections, or pairs of sections, open away from each other, and so interconnected that both sections operate simultaneously.

#### 4. Board.

Wherever the word "Board" is used in these Rules, unless specifically stated otherwise, it shall mean the Board of Standards and Appeals.

#### 5. Bottom Clearance.

"Bottom clearance" of the elevator car is the vertical distance between any obstruction in the pit, exclusive of the compensating device, buffers, and buffer supports, and the lowest point on the understructure of the elevator car exclusive of the safeties, car-frame channels, and guide shoes, when the car floor is level with the lower terminal landing.

#### 6. Bottom Overtravel.

"Bottom overtravel" of the elevator car is the distance the car floor can travel below the level of the lower terminal landing, until the fully loaded car rests on the buffers, and includes the resulting buffer compression.

Bottom overtravel of the counterweight is the distance the counterweight can travel below its position when the car platform is level with the upper terminal landing, until the counterweight rests on the buffers, and includes the resulting buffer compression.

#### 7. Buffer.

A "buffer" is a device designed to absorb the impact of the car or counterweight at the lower limits of travel.

#### 8. Bureau.

Wherever the word "Bureau" is used in these Rules, unless specifically designated otherwise, it shall mean the Bureau of Buildings.

#### 9. Car or Counterweight Safety.

A "car or counterweight safety" is a mechanical device attached to the car or counterweight frame to stop and hold the car or counterweight in case of predetermined overspeed, free fall, or through slackening of the cables.

#### 10. Car Door or Gate.

A "car door or gate" is the door or gate in or on the elevator car ordinarily used for entrance and exit.

#### 11. Car Door or Gate Electric Contact.

A "car door or gate electric contact" is a device to open the control circuit, or an auxiliary circuit, when the car door or gate is open more than two inches from full closure, and thus prevent operation of the elevator in a direction to move the car away from the landing.

#### 12. Car Enclosure.

The "car enclosure or cab" of an elevator is the enclosure consisting of railings, doors or gates, walls, and the top or cover built upon the platform.

#### 13. Car Frame.

A "car frame" (sling) is the supporting frame to which the car platform, upper and lower sets of guide shoes, and the hoisting cables are usually attached.

#### 14. Car-Leveling Device.

A "car-leveling device" is any mechanism or control which will move the car within a limited zone toward and stop the car at the landing. A car-leveling device may also be used for emergency operation of the car throughout its entire travel and for safe-lifting purposes.

#### 15. Car Platform.

The "car platform" is the structure which forms the floor of the car and directly supports the load.

#### 16. Chain-Driven Elevator.

A "chain-driven elevator" is an elevator machine connected to a reversible motor, engine or turbine by a chain.

#### 17. Contract Load.

The "contract load" is the load specified in the contract for the purchase of the elevator, or in the application for the building permit.

#### 18. Contract Speed.

"Contract speed" is the speed specified to be attained by the elevator in the up direction with contract load in the car in the purchase contract or in the application for the building permit.

#### 19. Control.

The "control" of an elevator is the system of regulation by which the starting, stopping, direction of motion, acceleration, speed, and retardation of the elevator are governed.

##### 19.1. Generator-Field Control.

"Generator-field control" is a system in which control is primarily accomplished by the use of an individual generator for each elevator, in which the voltage applied to the hoisting motor is adjusted by varying the strength and direction of the generator field.

##### 19.2. Multi-Voltage Control.

"Multi-voltage control" is a system in which control is accomplished primarily by impressing successively on the armature of the hoisting motor a number of substantially fixed voltages such as may be obtained from multi-commutator generators common to a group of elevators.

##### 19.3. Rheostatic Control.

"Rheostatic control" is a system in which control is accomplished primarily by varying resistance and reactance in the armature and field circuit of the hoisting motor.

#### 20. Conveyor.

A "conveyor" is a device intended for the continuous movement of materials only and operating without the services of an operator thereon.

#### 21. Door Closer.

A "door closer" is a device, operated by gravity or other means, which will automatically close a door when released by the operator or by suitable automatic means.

#### 22. Double-Belted Elevator.

A "double-belted elevator" is an auxiliary power elevator in which the direction of motion is changed without reversal of the prime mover.



# RULES

## 23. Dumbwaiter.

A "dumbwaiter" is a hoisting and lowering mechanism equipped with a car, the maximum horizontal sectional area of which is 9 square feet, whose maximum compartment height, if provided with a fixed or removable bottom, is 4 feet, the maximum capacity of which is 500 pounds, and which is used exclusively for carrying freight or materials.

## 24. Electric Elevator.

An "electric elevator" is an elevator in which the motion of the car is obtained through an electric motor directly applied to the elevator machinery.

## 25. Elevator.

An "elevator" is a hoisting and lowering mechanism equipped with a car or platform which moves in guides in a substantially vertical direction.

Dumbwaiters, hoists, endless belts, conveyors, chains, buckets, and similar machines used for the purpose of elevating materials, and tiering or piling machines are not included in the term "Elevator."

## 26. Elevator Car.

An "elevator car" is the load-carrying unit, including its platform, car frame and enclosure, if any.

## 27. Elevator Landing.

An "elevator landing" is that portion of a floor, balcony or platform immediately adjacent to the hoistway opening used to receive and discharge passengers, freight or materials.

## 28. Elevator Machine.

An "elevator machine" is the machinery and its equipment used in raising and lowering the elevator car.

### 28.1. Traction Machine.

A "traction machine" is an elevator machine in which the motion of the car and counterweight is obtained by means of traction between the driving drum, sheave, or sheaves and the connecting hoisting cables.

### 28.2. Winding-Drum Machine.

A "winding-drum machine" is an elevator machine in which the cables are fastened to and wind on a drum.

### 28.3. Direct-Drive Machine.

A "direct-drive machine" is one in which the power is transmitted directly to the driving sheave or sheaves without intermediate mechanism or gears.

### 28.4. Worm-Geared Machine.

A "worm-g geared machine" is one in which the power is transmitted to the driving sheaves or drum through worm gearing.

### 28.5. Spur-Geared Machine.

A "spur-g geared machine" is one in which the power is transmitted to the driving sheaves or drum through spur gearing.

## 29. Emergency Release.

An "emergency release" is a device to make inoperative door or gate electric contacts or door interlocks in case of emergency.

## 30. Emergency Stop Switch.

An "emergency stop switch" (safety switch) is a device in the car used to cut off the power from the elevator machine independently of the operating devices.

## 31. Escalator.

An "escalator" is a moving inclined continuous stairway or runway used for raising or lowering passengers.

## 32. Final Terminal Stopping Device.

A "final terminal stopping device" is an automatic device for stopping the car and counterweight from contract speed, within the top clearance and bottom overtravel, independently of the operation of the normal terminal stopping device, and the operating device.

## 33. Freight Elevator.

A "freight elevator" is an elevator used for carrying freight or materials and on which only the operator and the

persons necessary for handling the freight or materials are permitted to ride.

## 34. Gravity Elevator.

A "gravity elevator" is an elevator in which gravity is the source of power.

## 35. Hand Power Elevator.

A "hand power elevator" is an elevator driven by manual power.

## 36. Hoist.

A "hoist" is all the machinery, apparatus and equipment, (except cranes) for raising or lowering freight by means of a sling or hook.

## 37. Hoistway.

A "hoistway" is any shaftway, hatchway, well hole, or other vertical opening or space in which an elevator or dumbwaiter is designed to operate.

## 38. Hoistway Door or Gate.

A "hoistway door or gate" is the hinged or sliding portion of the hoistway enclosure giving access to the elevator at any landing.

## 39. Hoistway-Door or Gate Electric Contact.

A "hoistway-door or gate electric contact" is a device to open the control circuit, or an auxiliary circuit, when the hoistway door or gate at which the car is standing is open more than 2 inches from full closure, and thus prevent operation of the elevator car away from the landing.

### 39.1. Door Unit Contact System.

A "door unit contact system" is a contact system which meets the requirements of the contact definition above, but does not require all the hoistway doors to be closed.

### 39.2. Hoistway Unit Contact System.

A "hoistway unit contact system" is a contact system which meets the requirements of the contact definition above, and also requires all hoistway doors to be closed.

## 40. Hoistway-Door Interlock.

A "hoistway-door interlock" is a device, the purpose of which is:

First: To prevent the operation of the elevator machine to move the car away from a landing unless the hoistway door at that landing is locked in the closed position.

Second: To prevent the opening of the hoistway door from the landing side (except by special key), unless the car is at rest within the landing zone, or is coasting through the landing zone with its operating device in the stop position.

### 40.1. Door Unit Interlock System.

"Door unit interlock system" is an interlock system which meets the requirements of the interlock definition above, but does not require all the hoistway doors to be locked in the closed position.

### 40.2. Hoistway Unit Interlock System.

"Hoistway unit interlock system" is an interlock system which, in addition to fulfilling the requirements given under the definition of interlock, will also prevent the operation of the car unless all hoistway doors are locked in the closed position.

## 41. Hoistway Enclosure.

A "hoistway enclosure" is any structure which separates the hoistway, either wholly or in part, from the floors or landings through which the hoistway extends.

## 42. Hydraulic Elevator.

A "hydraulic elevator" is an elevator in which the motion of the car is obtained from liquid under pressure.

### 42.1. Plunger Elevator.

A "plunger elevator" is a hydraulic elevator having a ram or plunger directly attached to the under side of the car platform.

### 42.2. Rope-Geared Hydraulic Elevator.

A "rope-g geared hydraulic elevator" is an elevator in which the motion of the car is obtained by



# RULES

multiplying the travel of a piston or ram by a system of sheaves over which the hoisting ropes operate.

## 43. Installations.

### 43.1. Existing Installation.

An "existing installation" of an elevator, dumbwaiter or escalator is an installation the application for which was filed with the Bureau before these Rules become effective in accordance with 1.1, *Applications*.

### 43.2. New Installation.

A "new installation" of an elevator, dumbwaiter or escalator is a complete elevator, dumbwaiter or escalator installation the application for which is filed with the Bureau after these Rules become effective in accordance with 1.1, *Applications*.

## 44. Landing Zone.

The "landing zone" is the space within 18 inches above or below the landing.

## 45. Manually Operated Door or Gate.

A "manually operated door or gate" is a door or gate which is opened and closed by hand.

## 46. Normal Terminal Stopping Device.

A "normal terminal stopping device" is an automatic device for stopping the elevator car within the overtravel independently of the operating device.

## 47. Operating Device.

The "operating device" is the car switch, push button, rope, wheel, lever, treadles, or similar devices used by the operator to actuate the control.

## 48. Operation.

"Operation" is the method of actuating the control.

### 48.1. Automatic Operation.

"Automatic operation" is operation by means of buttons or switches both in the car and at the landings, the momentary pressing of which will cause the car to start and stop automatically at the floor corresponding to the button pressed.

#### 48.1.1. Single Automatic Operation.

"Single automatic operation" is automatic operation by means of one button at each landing, so arranged that if any car or landing button has been pressed the pressure of any other such button will be without effect on the operation of the car until the response to the first button has been completed.

#### 48.1.2. Non-Selective Collective Automatic Operation.

"Non-selective collective automatic operation" is automatic operation by means of one button in the car for each landing level served and one button at each landing. All stops registered by the momentary pressure of landing or car buttons are made in the order in which the landings are reached after the buttons have been pressed, but irrespective of its direction of travel, of the number of buttons pressed or of the sequence in which they are pressed.

#### 48.1.3. Selective Collective Automatic Operation.

"Selective collective automatic operation" is automatic operation by means of one button in the car for each landing level served and by "Up" and "Down" buttons at the landings. All stops registered by the momentary pressure of the car buttons are made as defined under non-selective collective automatic operation, but the stops registered by the momentary pressure of the landing buttons are made in the order in which the landings are reached in each direc-

tion of travel after the buttons have been pressed. With this type of control, all "Up" landing calls are answered when the car is traveling in the "Up" direction and all "Down" landing calls are answered when the car is traveling in the "Down" direction (except in the case of the uppermost or lowermost calls, which are answered as soon as they are reached, irrespective of the direction of travel of the car).

## 48.2. Car-Switch Automatic Floor-Stop Operation.

"Car-switch automatic floor-stop operation" is operation in which the stop is initiated by the operator from within the car with a definite reference to the landing at which it is desired to stop, after which the slowing down and stopping of the elevator is automatically effected.

## 48.3. Car-Switch Operation.

"Car-switch operation" is operation in which the movement of the car is directly and solely under the control of the operator by means of a switch in the car.

## 48.4. Continuous-Pressure Operation.

"Continuous-pressure operation" is operation with up and down buttons or an up and down switch in the car and at each landing (except the terminal landings where one button or switch may suffice), any one of which may be used to control the movement of the car in the direction for which the button is pushed or the switch actuated, but only so long as the button or switch is manually held in the operating position. Landing stops are not automatic.

## 48.5. Dual Operation.

"Dual operation" is a system of operation in which the elevator is arranged to be operated as an automatic-operation elevator through landing and car buttons or switches, or as a manual-operation elevator by an operator in the car who may either use a car switch or the buttons provided in the car. When operated by an operator, upon the throwing of a suitable switch or switches, the car can no longer be started by the landing buttons; these buttons may be used to signal the operator that the car is desired at a certain landing.

## 48.6. Pre-Register Operation.

"Pre-register operation" is operation in which signals to stop are registered in advance by buttons in the car and at the landings. At the proper point in the car travel the operator in the car is notified by a signal, visual, audible, or otherwise, to initiate the stop, after which the landing stop is automatic.

## 48.7. Signal Operation.

"Signal operation" is operation by means of single buttons or switches (or both) in the car, and up or down direction buttons or switches (or both) at the landings, by which predetermined landing stops may be set up or registered for an elevator or for a group of elevators. The stops set up by the momentary pressure of the car buttons are made automatically in succession as the car reaches those landings, irrespective of its direction of travel or the sequence in which the buttons are pressed. The stops set up by the momentary pressure of the up and down buttons at the landing are made automatically by the next car in the group approaching the landing in the corresponding direction, irrespective of the sequence in which the buttons are pressed.

With this type of operation the car can be started only by means of a starting switch or button in the car.

## 49. Overhead Structure.

The "overhead structure" is all of the elevator equipment, supporting structure and platforms at the top of the hoistway.



# RULES

## 50. Passenger Elevator.

A "passenger elevator" is an elevator designed to carry persons.

## 51. Platform Elevator.

A "platform elevator" is an elevator the platform of which is supported by ropes at two or more points at or below the platform level, and which is not provided with an underslung frame or sling having guide shoes so arranged as to prevent the tipping of the platform.

## 52. Pit.

A "pit" is that portion of an elevator hoistway extending below the level of the bottom landing saddle to provide for bottom overtravel and clearance, and for parts which require space below the bottom limit of car travel.

## 53. Power Elevator.

A "power elevator" is an elevator in which the motive power is obtained otherwise than manually or from gravity.

## 54. Power-Operated Door or Gate.

A "power-operated door or gate" is a door or gate opened and closed by power otherwise than by hand, gravity, springs, or the movement of the car.

### 54.1. Power-Operated Door or Gate, Manually Controlled.

A "power-operated door or gate, manually controlled," is a door or gate which is opened and closed by power other than by hand, gravity, springs, or the movement of the car, the door movement in each direction being controlled by the elevator operator.

### 54.2. Power-Operated Door or Gate, Automatically Opened.

A "power-operated door or gate, automatically opened" is a door or gate which is opened by power other than by hand, gravity, springs, or the movement of the car, the opening of the door being initiated by the arrival of the car at or near the landing. The closing of such door or gate may be under the control of the elevator operator or may be automatic.

### 54.3. Power-Opened, Self-Closing Door or Gate.

A "power-opened, self-closing door or gate" is a door or gate which is opened by power other than by hand, gravity, springs, or the movement of the car, and when released by the operator is closed by energy stored during the operation of opening.

### 54.4. Power-Closed Door or Gate.

A "power-closed door or gate" is a door or gate which is manually opened and is closed by power other than by hand, gravity, springs, or the movement of the car.

## 55. Power-Operated Door or Gate Device.

A "power-operated door or gate device" is a device or assemblage of devices to open and close the hoistway door and car door or gate by power other than by hand, gravity, springs, or the movement of the car.

## 56. Self-Closing Door or Gate.

A "self-closing door or gate" is a door or gate which is opened manually and closes when released.

## 57. Sidewalk Elevator.

A "sidewalk elevator" is a sidewalk type freight elevator which serves no floors above the sidewalk or ground level, and which has no opening into the structure at its top limit of travel.

## 58. Sidewalk Type Elevator.

A "sidewalk type elevator" is an elevator the platform of which is supported at two or more points at or below the platform level and which is provided with an underslung frame or sling and guide shoes so arranged as to prevent the tipping of the platform.

## 59. Single-Belted Elevator.

A "single-belted elevator" is an elevator machine connected by a belt to a reversible motor, engine or turbine.

## 60. Steam Elevator.

A "steam elevator" is an elevator in which the motion of the car is obtained from a steam engine directly applied to the elevator machinery.

## 61. Structure.

"Structure" shall mean, for the purposes of these Rules, a building or construction of any kind.

## 62. Superintendent.

Wherever the word "Superintendent" is used in these Rules, unless specifically stated otherwise, it shall mean the Superintendent of Buildings.

## 63. Top Clearance.

The "top clearance" of the elevator car is the distance the car floor can travel above the level of the upper terminal landing without any part of the car or devices attached thereto coming in contact with the overhead structure.

The top clearance of the elevator counterweight is the shortest vertical distance between any part of the counterweight structure and the nearest part of the overhead structure or any other obstruction when the car floor is level with the lower terminal landing.

## 64. Top Overtravel.

The "top overtravel" of the elevator car is the distance provided for the car floor to travel above the level of the upper terminal landing until the car is stopped by the normal terminal stopping device.

## 65. Travel (Rise).

The "travel" (rise) of an elevator or dumbwaiter is the vertical distance between the bottom terminal landing and the top terminal landing.

## RULE 1. SCOPE AND PURPOSE

### 1.1. Application.

These Rules shall apply only to elevator, dumbwaiter and escalator installations when application for any of the following permits is filed with the Bureau after these Rules become effective:

1. For construction of a new structure;
2. For changes in an existing structure involving alterations of the existing elevator, dumbwaiter or escalator installation;
3. For the construction of a new elevator, dumbwaiter or escalator installation.

### 1.2. Scope.

These Rules cover the construction, inspection, maintenance and operation of elevators, dumbwaiters, escalators and their hoistways (except devices inclined at an angle of forty-five degrees or less for carrying one or two persons, belt, bucket, scoop, roller or similarly inclined or vertical freight conveyors, telescopic ash hoists, tiering or piling machines, skip hoists, wharf ramps, or apparatus in kindred classes, lift bridges and elevators used only for handling building materials and workmen during construction). The use of such excepted types of apparatus may be permitted at the discretion of the Superintendent.

Amusement devices, stage and orchestra lifts, and elevators of capacity exceeding 30,000 pounds and platform area exceeding 300 square feet when suspended by cables near each corner of the hoistway and at additional positions may be used subject to the discretion of the Superintendent.

### 1.3. Purpose, Interpretation and Exceptions.

The purpose of these Rules is to provide reasonable safety for life and limb. In case of practical difficulty or unnecessary hardship the Board may grant exceptions from the literal requirements or permit the use of other devices or methods, but only when it is clearly evident that reasonable safety is secured.

### 1.4. Old Installations.

Existing elevators moved to new hoistways, shall comply with these Rules.



# RULES

Equipment legally installed prior to the adoption of these Rules may be used without being reconstructed to comply with these Rules and shall be maintained by the owner in safe operating condition.

Existing installations may be altered to receive the benefit of any provisions of these Rules provided the safety requirements covering such provisions are met. When the alteration consists solely of a change in the character of electric power supply, only such parts, the operation of which is thereby affected, need be changed (except that in all such cases electrically released brakes shall be installed and the use of single speed induction motors for contract speeds exceeding 110 feet per minute is forbidden).

Ordinary repairs or replacements on existing installations may be made with parts of equivalent material and at least the equivalent in strength and design to those replaced, without complying with these Rules. Damaged or defective parts shall be wholly or partly replaced at the discretion of the Superintendent (except that broken parts subject to bending, tension or torsional stresses and parts upon which the support of the car depends shall not be welded).

## RULE 2. HOISTWAY CONSTRUCTION FOR POWER PASSENGER, FREIGHT AND SIDEWALK TYPE ELEVATORS

### 2.1. Hoistway Construction.

#### 2.1.1. Fire Resistive Hoistway Enclosures.

##### 2.1.1.1. Hoistways to Be Fire Resistive.

Hoistway enclosures of all elevators shall comply with Section 373 of Article 18, of Chapter 5 of the Code of Ordinances, and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law (except sidewalk elevators the travel of which does not exceed one story).

##### 2.1.1.2. Landing Openings to Be Protected.

Landing openings in a fire resistive hoistway enclosure shall be provided with fire resistive doors, panels or fronts which comply with Section 373 of Article 18 of Chapter 5 of the Code of Ordinances, and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law (except that they must first comply with 2.3.1.1, *Automatic Fire Doors Functioning by Heat*). For elevators whose contract load is 2,000 pounds or more, the aggregate clear width of the hoistway doors shall be at least 30 inches and the clear height shall be at least 78 inches.

##### 2.1.1.3. Design and Construction of Projections.

Projections and hoistway doors extending inward from the general surface of the hoistway enclosure, and which are opposite a car entrance of an elevator, shall be beveled on the under side or shall be guarded with metal plates, by fire-proofed wood or by wood faced with metal at least 0.125 inches thick (Number 11, United States Gage). The angle of such bevels or guard plates shall be at least 60 degrees from the horizontal. If plates or guards are used they shall be smooth and firmly and permanently fastened to the hoistway enclosure.

##### 2.1.1.4. Recesses.

Recesses other than landing openings in the general surface of the hoistway enclosure which are opposite a car opening shall be filled in flush with the general surface of the hoistway to comply with 2.1.2.3, *Materials for Enclosures* (except where the corresponding opening in the car enclosure is provided with solid panel car doors).

The soffit of a recess formed by or between vertical bars shall be beveled as specified for projections in 2.1.1.3, *Design and Construction of Projections*.

##### 2.1.1.5. Strength of Hoistway Enclosures.

The hoistway enclosure adjacent to a landing opening shall be of sufficient strength to support in true alignment the hoistway doors with their operating mechanism and interlocks.

#### 2.1.2. Non-Fire Resistive Hoistway Enclosures.

##### 2.1.2.1. Use and Enclosure of Non-Fire Resistive Hoistway Enclosures.

Non-fire resistive hoistway enclosures shall be permitted only for sidewalk elevators the travel of which does not exceed one story. Where non-fire resistive construction is permitted, hoistways shall be enclosed to the full height of the hoistway (except on sides used for loading or unloading).

##### 2.1.2.2. Enclosure of Hoistway Sides Used for Loading and Unloading.

The hoistways of sidewalk elevators shall be enclosed from door lintel to ceiling on the sides used for loading or unloading. The enclosure on such sides shall be at most 5 inches from the edge of the car platform.

##### 2.1.2.3. Materials for Enclosures.

Enclosures shall be building walls, solid or latticed partitions, of incombustible material, grill work, metal grating, expanded metal or fire-proofed wood. Where wire grill work is used, the wire shall be at least 0.0915 inches in diameter (Number 13 Steel Wire Gage), and the maximum size of mesh shall be 2 inches. Where expanded metal is used its minimum thickness shall be 0.094 inches (Number 13 United States Gage).

The maximum spacing between vertical bars shall be 1 inch (except where used as furring material in order to comply with 2.1.2.2, *Enclosures of Hoistway Sides Used for Loading and Unloading*). In this case the maximum spacing between vertical bars shall be 4 inches.

##### 2.1.2.4. Netting Required on Enclosures.

When either of the following conditions exists, openings in the enclosures shall be covered with a netting of square mesh  $\frac{1}{2}$  inch or less in size made of wire at least 0.0348 inches in diameter (Number 20 Steel Wire Gage):

- (1) The clearance between the enclosure and any part of the car, counterweight or any sliding landing door is less than 1 inch.
- (2) The enclosure is grill or open work having openings which will pass a  $\frac{1}{2}$ -inch diameter ball, and the openings in the enclosure are less than 6 feet above any landing, stairway, floor or platform.

##### 2.1.2.5. Protection of Inward Projections.

Projections and hoistway doors extending inward from the general surface of the hoistway enclosure, and which are opposite a car entrance of an elevator, shall be beveled on the under side or shall be guarded with metal plates, fire-proofed wood or by wood faced with metal at least 0.125 inches thick (Number 11 United States Gage). The angle of such bevels or guard plates shall be at least 60 degrees, and preferably 75 degrees, from the horizontal. If plates or guards are used they shall be smooth and firmly and permanently fastened to the hoistway enclosure.

##### 2.1.2.6. Recesses to Be Filled.

Recesses, other than landing openings, in the general surface of the hoistway enclosure of a freight elevator, which are opposite a car opening shall be filled in flush with the general surface of the hoistway to comply with 2.1.2.3, *Materials for Enclosures*.

The soffit of a recess formed by or between vertical bars shall be beveled as specified for projections in 2.1.2.5, *Protection of Inward Projections*.



# RULES

## 2.1.2.7. Strength of Hoistway Enclosure.

The hoistway enclosure adjacent to a landing opening shall be of sufficient strength to support in true alignment the hoistway doors and gates with their operating mechanism and interlocks.

## 2.1.3. Clearance Between Cars, Counterweights, and Hoistway Enclosures of Elevators.

### 2.1.3.1. Clearance Between Cars, Enclosures and Counterweights.

The hoistway of an elevator shall have a clearance of at least  $\frac{3}{4}$  inch between the sides of the car and the hoistway enclosure and of at least 1 inch between the car and its counterweights.

### 2.1.3.2. Clearance Between Platforms and Landing Thresholds.

The minimum clearance between the car platforms and the landing saddles shall be at least  $\frac{1}{2}$  inch for elevators using side-post construction and  $\frac{3}{4}$  inch for elevators using corner-post construction. The maximum permissible clearance in each case shall be  $1\frac{1}{2}$  inches.

### 2.1.3.3. Clearance Between Hoistway Enclosure and Loading Side of Car Platform.

The maximum permissible clearance between a hoistway enclosure and a loading side of the car platform opposite a car entrance shall be 5 inches (except when the doors are installed wholly within the hoistway in which case the maximum permissible clearance shall be  $7\frac{1}{2}$  inches).

### 2.1.3.4. Furring.

If furring out be necessary to comply with the foregoing requirements, the furring shall conform to 2.1.2.3, *Materials for Enclosures*.

### 2.1.3.5. Clearance of Cars in Adjoining Hoistways.

The clearance between cars operated in adjoining hoistways shall be at least 2 inches.

## 2.1.4. Pits, Overtravel and Clearances.

### 2.1.4.1. Pits.

Pits shall be provided at the bottom of elevator hoistways.

### 2.1.4.2. Pit Dimensions.

A pit for sidewalk type elevators shall be at least 2 feet deep measured from the saddle of the lowest landing.

Pits for elevators having a contract speed of 100 feet per minute or less (except sidewalk type elevators), shall have a depth such that the vertical clearance between the lowest projection under the car platform and any obstruction in the pit shall be at least 24 inches when the buffers are fully compressed.

The pit for elevators having a contract speed exceeding 100 feet, but not exceeding 250 feet per minute where spring buffers are permitted and used shall be at least  $3\frac{1}{2}$  feet deep measured from the saddle of the lowest landing.

The pit depth for elevators having a contract speed exceeding 250 feet per minute where oil or equivalent buffers are required, shall be at least the sum of the following two distances measured from the saddle of the lowest landing:

- (1) The length of the fully extended buffer, having a buffer stroke as determined by 3.2.2.1, *Required Types of Buffers*.
- (2) The distance between the upper surface of the car platform and the under surface of the buffer strike plate, plus 3 inches.

The above gives minimum requirements, but additional pit depth shall be provided as necessary to allow clearance for compensating rope sheaves and any vertical movement thereof, and to com-

ply with 3.4.3, *Terminal Stopping and Safety Devices*.

When the car rests on the fully compressed buffer there shall be at least 2 feet clearance vertically between the lowest projection of the under side of the car platform (except guide shoes and aprons attached to the sill) and any obstruction in the pit, exclusive of compensating device, buffers and buffer supports (except for sidewalk type elevators).

When practical difficulties make it essential, the pit depth required above may be reduced subject to the approval of the Superintendent. If such reduction in pit depth involves precompression of either car or counterweight buffer or both, the amount of precompression so allowed shall not reduce the extension of the buffer plunger to less than 50 per cent of the buffer stroke as determined by 3.2.2.1, *Required Types of Buffers*, or to less than 18 inches, whichever is greater, and shall not permit precompression of buffers having a stroke of 18 inches or less.

In no case shall the depth of any depression or trench in the pit be included in the pit depth or clearance.

The walls of the pit shall be substantially vertical. The horizontal sectional area of the pit shall include the continuation of the horizontal clearance about the car platform, required to permit the passage of the counterweight and its guide rails, the car guide rails and any cables, ropes or tapes extending below the lower terminal landing saddle.

The floor of the pit shall be approximately level (except that this requirement may be waived if old foundation footings are encountered in a new installation and it is inadvisable to remove the footing, but the maximum permissible encroachment shall be 15 per cent of the cubical contents of the pit). The hazard due to an uneven pit should be recognized and precautions taken to minimize this hazard.

### 2.1.4.3. Top Clearances.

The top clearances for passenger and freight elevators (except sidewalk type elevators) shall be as given in 2.1.4.3.1, *Car Clearance*, and 2.1.4.3.2, *Counterweight Clearance*.

#### 2.1.4.3.1. Car Clearance.

When the car is at its top landing, the clear distance between the top of the crosshead of the car and the corresponding point of any obstruction in the upper limit of the hoistway vertically above it, shall be at least the sum of the following four items:

1. The clearance between the bottom of the counterweight buffer and its striking block, which shall be at least 6 inches.
2. The stroke of the counterweight buffer used.
3. Two feet.
4. One-half the counterweight buffer stroke corresponding to the required governor tripping speed of the car as determined by 3.2.2.1, *Required Types of Buffers*.

Item 4 may be omitted if provision is made to eliminate the jump of the car at counterweight buffer engagement.

When the car crosshead is 2 feet from the nearest obstruction above it, no projection on the car shall strike any part of the overhead structure.

#### 2.1.4.3.2. Counterweight Clearance.

When the car is level with the bottom landing, the clear distance between the top of the counterweight and the corresponding point of any obstruction in the upper limit of the hoistway vertically above it, shall be at least the sum of the following four items:



# RULES

1. The clearance between the top of the car buffer and its striking block, which shall be at least 3 inches.
2. The stroke of the car buffer used.
3. Six inches.
4. One-half the car buffer stroke corresponding to governor tripping speed of the car as determined by 3.2.2.1, *Required Types of Buffers*.

Item 4 may be omitted if provision is made to eliminate the jump of the counterweight at car buffer engagement.

When the pit depth has been reduced as provided for in 2.1.4.2, *Pit Dimensions*, the top clearances may be modified to conform therewith subject to the approval of the Superintendent.

#### 2.1.4.4. Overtravel for Sidewalk Type Elevators.

An overtravel of at least 6 inches at the top and at least 3 inches at the bottom shall be provided for sidewalk type elevators (except as required by 3.3.3.1, *Enclosures Required*).

### 2.1.5. Hoistway Windows, Bulkheads and Machine Rooms.

#### 2.1.5.1. Window Entrances to Freight Elevators.

Windows in the hoistway enclosure walls toward which the car of a freight elevator has an entrance, shall (except in the case of elevators having car gates equipped with electric contacts) be provided with vertical bars or grating having clearances as specified in 2.1.3, *Clearance Between Cars, Counterweights and Hoistway Enclosures of Elevators*. The soffit of the recess formed by or between the vertical bars shall be beveled as specified for projections in 2.1.2.5, *Protection of Inward Projections*.

#### 2.1.5.2. Protection of Hoistway Windows.

Windows in the hoistway enclosure less than seven floors above the sidewalk level and less than three floors above the roof of an adjacent structure shall be fitted with vertical metal bars at least  $\frac{5}{8}$  inch in diameter with maximum spacing of 10 inches.

#### 2.1.5.3. Access to Machine Rooms, Pits and Overhead Machinery Spaces.

Safe and convenient access to the machine rooms, pits and overhead machinery spaces shall be provided. Where the entrance to machine rooms and overhead machinery spaces is more than 5 feet above the adjacent floor or roof surface, access shall be provided by means of a metal ladder or stairs having a maximum angle of incline of 60 degrees from the horizontal. Where the difference in level is 5 feet or less, vertical ladders may be used. The ladder or stairs shall be fitted with a metal hand-rail above the outside stringers. When the entrance door opens outward a platform shall be provided within 8 inches below the door sill. The platform shall be at least 2 feet wide and shall project at least 2 feet beyond the lock jamb of the door. A guard rail shall be provided at the edge of this platform (except where the ladder or stairs join the platform).

Access to pits over 5 feet deep may be provided by means of fixed vertical metal ladders. Where the buffer cylinder is over 5 feet high a fixed inclined metal ladder shall be provided.

The use of elevator machine rooms and overhead machinery spaces as public thoroughfares is forbidden. Doors to elevator machine rooms and overhead machinery spaces shall be fitted with locks which permit the door to be opened from the inside without a key.

Where it is impractical to provide access to

overhead sheaves and governors from outside the hoistway, access may be provided from within the hoistway, if an emergency switch suitably marked is placed inside the hoistway which, when opened, will prevent operation of the elevator during the inspection of the overhead machinery.

#### 2.1.5.4. Lighting.

Permanent provision for adequate artificial light shall be made in machine rooms, pits and spaces for overhead machinery of elevators. Where electric light is available the illumination shall be based on at least  $\frac{1}{2}$  watt per square foot of floor area.

The machine room lighting switch, if electric light is used, or the lamp, if electricity is unavailable, shall be within easy reach of the entrance to the machine room.

Where practical the elevator service switch and the lighting switch shall be located on the lock jamb side of the machine room entrance door. Both these switches shall be of the enclosed type.

#### 2.1.5.5. Head Room in Bulkheads.

Bulkheads of elevators shall be constructed with a minimum head room of 6 feet above the platform required in 2.1.6, *Machine Supports, Loads on Supports and Factors of Safety*.

#### 2.1.5.6. Enclosure of and Access to Elevator Machines.

Elevator machines shall be surrounded by substantial grill work or other enclosure unless located in machine, engine or pump rooms in charge of an attendant, or unless otherwise secured against unauthorized access.

All machine enclosures shall provide 12 inches horizontal or vertical clearance as necessary to give access to such parts of the machinery as require maintenance.

#### 2.1.5.7. Guarding of Exposed Moving Machine Parts.

Exposed gears, sprockets, tape sheaves, and ropes and tapes passing through the secondary levels shall be guarded in accordance with the standards referred to in 2.2.1, *Standard Guards*.

### 2.1.6. Machine Supports, Loads on Supports and Factors of Safety.

#### 2.1.6.1. Machine Supports.

Machinery and sheaves shall be so supported and held as effectually to prevent any part from becoming displaced. The supporting beams shall be of steel or reinforced concrete. Beams are not required under machinery supported on independent foundations or on the floor of the machine rooms, if such foundation or floor is properly constructed to support the loads.

#### 2.1.6.2. Loads on Supports.

Loads on overhead beams and their supports shall be computed as follows:

The total load on overhead beams shall be assumed as equal to the weight of all apparatus resting on the beams plus twice the maximum load suspended from the beams.

The load resting on the beams shall include the complete weights of machine, sheaves, controller, and similar equipment. The load suspended from the beams shall include the sum of the tensions of all cables suspended from the beams.

#### 2.1.6.3. Hanging of Machinery Underneath Supporting Beams.

The hanging of elevator machinery underneath the supporting beams at the top of the hoistway is forbidden (except for idler or deflecting sheaves with their guards and frames, devices for limiting or retarding the car speed and their accessories).

#### 2.1.6.4. Factors of Safety.

The factor of safety for overhead beams and their immediate supporting beams, based on the



# RULES

ultimate strength of the material, which, if of steel, shall conform to the standard specifications of the American Society for Testing Materials, Designation, A 7-29, the loads being assumed as in 2.1.6.2, *Loads on Supports*; shall be at least the following:

|                              |   |
|------------------------------|---|
| For steel .....              | 4 |
| For reinforced concrete..... | 7 |

## 2.1.6.5. Allowable Deflections.

The allowable deflections of overhead beams and their immediate supports shall be as follows:

- (1) For overhead machine beams of all alternating current installations and for direct current installations where the car speed is over 150 feet per minute, the deflection under static load shall be 1/2000 of the span or less.
- (2) For overhead machine beams of direct current installations where the car speed is 150 feet per minute or less, the deflection under static load shall be 1/1666 of the span or less.
- (3) For overhead sheave beams the deflection under static load shall be 1/1333 of the span or less.
- (4) For overhead beams immediately supporting the machine beams the deflection under static load shall be 1/1666 of the span or less.

## 2.1.7. Platforms Under Machinery.

### 2.1.7.1. Materials and Strength of Platforms.

A flooring of iron, steel, or reinforced concrete capable of sustaining a concentrated load of 300 pounds on any 4 square inches of the structure, shall be provided at the top of the hoistway, either immediately below the sheaves or at the level of the top of the machine beams (except in the case of sidewalk type elevators). It is not required that the platform or its supports shall be capable of supporting 300 pounds on every 4 square inches of its area simultaneously.

If the floor consists of a metal grating, the mesh or opening between the bars shall reject a ball 1½ inches in diameter.

### 2.1.7.2. Extent of Grating or Flooring.

The grating or flooring shall fill the entire hoistway when the cross sectional area is 50 square feet or less; otherwise the platform shall extend at least 2 feet beyond the general contour of the sheaves or machines, and to the entrance to the hoistway at or above the level of the platform.

### 2.1.7.3. Handrails and Toeboards Required.

If the platform does not entirely cover the hoistway the open or exposed sides shall be provided either with a standard handrail and toeboard or with a screen and railing at least 42 inches high.

### 2.1.7.4. Deflecting Sheave Cradles.

Where no slab or grating complying with 2.1.7.1, *Materials and Strength of Platforms*, is provided over the entire area of the hoistway below the deflecting or secondary sheaves extending below the machine level, they shall be provided with cradles which comply with the requirements for guards referred to in 2.2.1, *Standard Guards* (except in the case of sidewalk type elevators).

## 2.1.8. Stops for Counterweights.

Where winding drum machines are used a permanent beam or bar shall be provided at the top of the counterweight guides and beneath the counterweight sheaves to prevent the counterweights from being drawn into the sheaves. It shall be of such strength that the cables will be pulled out of the sockets before there is any undue deflection of the beam.

The bars or beams shall be so located that the center of resistance is in line with the center of gravity of the counterweight or, if more than one stop is used, they shall be located symmetrically with respect to the counterweight.

## 2.1.9. Pipes and Wiring.

### 2.1.9.1. Electrical Conductors.

The electrical conductors installed in or under an elevator or counterweight hoistway (except the flexible cables connecting the car with the fixed wiring) shall be encased in metal conduits or shall be armored cables.

### 2.1.9.2. Electrical Conduits or Cables to Be Continuous.

Electrical conduits or cables shall be continuous between outlets or terminals situated entirely outside the hoistway; and openings, terminals, outlets or junctions within the hoistway are forbidden (except in those used to furnish or control power, light, heat or signals for the elevator hoistway and hoistway doors). The interruption of long runs to support or pull in conductors is authorized and pull boxes may be installed for this purpose.

Pipes, conduits and armored cables shall be securely fastened to the hoistway construction.

### 2.1.9.3. Pipe Installations.

The installation of soil, waste or vent pipes and pipes conveying gases or liquids which if discharged into the hoistway would endanger life, in or under any elevator or counterweight hoistway is forbidden. Low pressure steam or hot water pipes used only for heating the elevator hoistways may be installed in the hoistways.

### 2.1.9.4. Voltage of Car Control Systems.

No part of any electric circuit having a rated system or circuit voltage in excess of 750 volts direct current, or 550 volts alternating current, shall be used for any control or operating circuit. Circuits of higher rated system or circuit voltage may be used in machine rooms or bulkheads for the operation of motors, provided all operating and signal wiring is thoroughly insulated from such power circuits and all machine frames and hand-ropes are permanently grounded.

### 2.1.9.5. Electric Wiring.

Live parts of electrical apparatus in elevator hoistways shall be suitably enclosed to protect against accidental contact. Metal coverings shall be permanently grounded. Wiring shall comply with the requirements of the Department of Water Supply, Gas and Electricity.

## 2.1.10. Thoroughfare.

### 2.1.10.1. Thoroughfares Under Elevator Hoistways or Counterweights.

Thoroughfares under elevator hoistways or counterweights are forbidden unless:

- (1) Buffers are provided conforming to the requirements of 3.2.2, *Car and Counterweight Buffers for Elevators*; and
- (2) The car and counterweights are provided with safety devices conforming to the requirements of 3.3.5, *Car and Counterweight Safeties and Speed Governors*; and
- (3) A structure is provided under the hoistway sufficiently strong to withstand without injury the impact of the car with contract load or the impact of the counterweight when either is descending at contract speed, or at governor tripping speed where a governor-operated safety is used.

## 2.2. Hoistway Guards and Screens.

### 2.2.1. Standard Guards.

The standard railings mentioned in these Rules shall be of metal and shall be between 40 and 46 inches high with



# RULES

an intermediate rail midway between the top rail and floor. The uprights and handrail shall be made of angles measuring at least 2 by 2 inches or the equivalent and the mid-rail of angles measuring at least 1 by 2 inches.

The toeboards mentioned in these Rules shall be of metal at least as thick as Number 16 United States Gage, at least 6 inches high or of fireproofed wood at least 1 by 6 inches.

Guards for cables and machinery mentioned in these Rules shall conform to the Safety Code for Mechanical Power-Transmission Apparatus of the American Standards Association, 1927.

## 2.2.2. Hatch Covers for Sidewalk Elevators.

Where the top hatch opening of sidewalk elevators is wholly or partially outside the building wall, the hatch covers shall be of the hinged type or the vertically lifting type and shall be capable of sustaining a live load of 300 pounds per square foot. The maximum permissible dimensions of sidewalk openings shall be 5 feet at right angles to and 6 feet parallel to the building line (except by permission of the Borough President). The side of the opening nearest the building shall be 4 inches or less from the building wall (except that where conditions make this impractical this distance may be increased subject to the approval of the Superintendent).

Where hinged type covers are used the line of the hinges shall be at right angles to the building line. Where the covers open toward any obstruction the space between the fully opened cover and such obstruction shall be at least 18 inches. Where vertically lifting covers are used there shall be a clearance of at least 2 feet between the cover and any obstruction above it when the elevator is at the top of its overtravel.

Hatch covers shall be self-closing and the fastening, or holding, open of the covers when the car is away from the top landing is forbidden (except where the hatch opening is in an area inaccessible to the public).

Where the top hatch opening of sidewalk elevators is wholly inside the building wall, hinged or vertically lifting type covers may be used, or doors may be provided complying with 2.3.5, *Hoistway Doors for Freight Elevators*, and shall be provided with interlocks complying with 2.3.2, *Door Interlocks*.

## 2.2.3. Counterweight Runway Enclosures.

### 2.2.3.1. Counterweight Runways Outside of the Hoistway.

Runways for counterweights located outside of the elevator hoistway shall be solidly enclosed throughout their height (except that when the runway is located outside of the structure it shall be enclosed to a height of at least 7 feet from the ground).

### 2.2.3.2. Counterweight Runways Inside of the Hoistway.

Each counterweight runway of elevators located in the elevator hoistway shall be enclosed from a point 12 inches above the floor of the pit to a point at least 7 feet above the floor of its own pit and any other pit adjacent to such counterweight runway (except where compensating chains or cables which practically compensate for the weight of the hoisting cables are attached to the counterweight). In this case counterweight enclosures may be omitted on the side facing the elevator. Such enclosures shall be made of metal at least as thick as Number 16 United States Gage.

### 2.2.3.3. Access to Counterweight Runways.

Access shall be provided for inspection, maintenance and repair of all counterweights and cables. Doors to counterweight runway enclosures shall be self-closing. If the counterweight is located in the same hoistway as the car and can be inspected at mid-travel from the car, hinged sections are unnecessary in the counterweight screen.

## 2.2.4. Cable Enclosures.

Where cables pass through floors outside the hoistway enclosures, such cables shall be guarded to a height of at

least 6 feet from each floor with a standard power transmission guard. The floor openings shall be not greater than necessary for the free passage of the cables.

## 2.3. Landings.

### 2.3.1. Hoistway Doors for Passenger Elevators.

#### 2.3.1.1. Automatic Fire Doors Functioning by Heat.

No automatic fire door, the functioning of which is dependent on the action of heat, shall lock any landing opening in the hoistway enclosure of any passenger elevator or any exit leading from any hoistway landing door to the outside of the structure.

#### 2.3.1.2. Protection of Landing Openings.

Landing openings in passenger elevator hoistway enclosures shall be protected by doors sliding horizontally or vertically, combination sliding and swinging doors, swinging doors, or by counterbalanced doors.

Where vertically sliding or counterbalanced doors are used the car gate or door and the hoistway doors shall be so interlocked that the car gate or door cannot start to open until the landing door is locked in its fully opened position and so that the landing door cannot start to close until the car gate or door is fully closed. (See 2.1.1.2, *Landing Openings to Be Protected*).

#### 2.3.1.3. Clearances of Hoistway Doors.

The maximum distance between the hoistway side of the hoistway door opposite the car opening and the hoistway edge of the landing saddle shall be 4 inches.

For automatic-operation elevators the maximum distance between the hoistway side of the hoistway door opposite the car opening and the hoistway edge of the landing shall be 1 inch for swinging doors and 2 inches for sliding doors.

For existing installations of automatic-operation elevators accessible to the general public, where the clearance exceeds  $1\frac{1}{2}$  inches for swinging doors or  $2\frac{1}{2}$  inches for sliding doors, the space between the hoistway side of the hoistway door and the hoistway edge of the landing saddle shall be filled in immediately by suitable means.

If the door slides in two or more sections the specified dimension applies to that section which closes against the lock jamb.

No hardware (except that required for interlocking, indicator and signal devices) shall project into the hoistway beyond the line of the landing saddle.

#### 2.3.1.4. Hoistway Door Interlocks.

Hoistway door interlocks which conform to 2.3.2, *Door Interlocks*, shall be used on the hoistway doors of passenger elevators. The hoistway doors of hydraulic passenger elevators shall also be provided with a door closer or with a device which will compensate for the creeping of the car away from the landing caused by leakage in the valve or in the cylinder.

#### 2.3.1.5. Emergency Releases Required on Hoistway Doors for Passenger Elevators.

Provision shall be made to render the car operative independent of the position of the hoistway doors in case of fire, panic, or other emergencies, by means of an emergency release conforming to 2.3.4, *Emergency Releases* (except that elevators which can be started from a landing shall not be provided with an emergency release unless equipped for dual operation in which case an emergency release shall be installed, but shall be so arranged that when operating as an automatic operation elevator the emergency release shall be inoperative).



# RULES

## 2.3.1.6. Hand Opening of Hoistway Doors.

Hoistway doors shall be arranged to be opened by hand from the hoistway side (except when locked "out of service"). Neither the main exit doors nor the doors at the lower terminal landing shall be locked "out of service" while the elevator is in operation.

Hoistway doors for passenger elevators shall be so arranged that it is unnecessary to reach back of any panel, jamb, or sash to operate them.

## 2.3.1.7. Opening of Hoistway Doors.

If the entire control of a passenger elevator is located on the car, the hoistway doors shall be so arranged that they cannot be opened from the landing side (except as provided in 2.3.1.8, *Emergency Landing Openings and Keys*). If the control is not located entirely on the car, the hoistway doors shall be so arranged that, unless the car is at the landing, the doors cannot be opened from the landing side (except as provided in 2.3.1.8, *Emergency Landing Openings and Keys*).

## 2.3.1.8. Emergency Landing Openings and Keys.

A service key shall be provided to open the hoistway door from the landing side at the landing where the car is normally parked out of service. This key shall open this door only when the car is at the landing and shall open no other hoistway door.

An emergency key shall be provided which will, irrespective of the position of the car, open from the landing side the hoistway door at the landing where the car is normally parked, the lowest landing, and such other hoistway doors and emergency doors as are specified below. It shall open no other hoistway door. Such an emergency key shall be placed in a break glass receptacle clearly marked "FOR FIRE DEPARTMENT AND EMERGENCY USE ONLY," at the landing of each elevator or group of elevators that is nearest the main entrance to the structure.

For an elevator operating in a blind hoistway, the first hoistway door above the blind portion of the hoistway shall be so arranged that it can be opened from the landing side by the emergency key specified above, irrespective of the position of the elevator car.

If an elevator is installed in a single hoistway, the emergency key shall open all hoistway doors and where the elevator is installed in a single blind hoistway, then provision shall be made for emergency hoistway doors at every third floor, but not more than 36 feet apart, to permit access to the elevator in the blind portion of the hoistway.

Emergency doors shall be at least 30 inches wide and 6 feet 6 inches high (clear opening), and shall be easily accessible and free from fixed obstructions. Such doors shall be self-closing and shall not be openable from the hoistway side, but need not be provided with interlocks or electric contacts. The emergency key required above shall open all such emergency hoistway doors.

## 2.3.1.9. Hangers for Power Operated Hoistway Doors.

Hangers for power operated hoistway doors shall be designed to withstand a downward thrust of five times and an upward thrust of four times the weight of the door.

## 2.3.1.10. Hanger Stops and Guards.

Means shall be provided to prevent hangers for all sliding hoistway doors from jumping the

tracks. Stops shall also be provided to prevent the hanger carriage from leaving the ends of the track, or suitable stops may be provided on the door only.

## 2.3.1.11. Vision Panels.

For elevators which can be operated from outside of the hoistway, hoistway doors may be provided with a vision panel. Such panels shall be of clear wire glass with a maximum area of 80 square inches.

## 2.3.2. Door Interlocks.

### 2.3.2.1. Door Unit and Hoistway Unit Systems of Door Interlocks.

These Rules recognize two systems of door interlocks: (1) THE DOOR UNIT SYSTEM, in which the interlock prevents the operation of the elevator machine to move the car away from the landing unless the hoistway door at that landing at which the car is stopping, or is at rest, is locked in the closed position.

(2) THE HOISTWAY UNIT SYSTEM, in which the interlocks prevent the operation of the elevator machine to move the car away from the landing unless all its hoistway doors are locked in the closed position.

The interlock shall permit the operation of the car when the emergency release is in temporary use, or when the car is being moved by a car leveling device.

In both of these interlock systems the interlock shall prevent the opening of the hoistway door from the landing side (except by a special key) (See Rules 2.3.1.7, *Opening of Hoistway Doors*, and 2.3.1.8, *Emergency Landing Openings and Keys*), unless the car is at rest within the landing zone; or is coasting through the landing zone with its operating device in the "STOP" position.

### 2.3.2.2. Use of the Door Unit System.

The door unit interlock system may be used only where there is a regular operator in the car and where the elevator can be operated only from inside the car.

### 2.3.2.3. Closed Position of Hoistway Doors.

For elevators employing a type of operation that does not require the presence of an operator in the car, the hoistway door shall be considered in the closed position only when the door is within  $\frac{3}{8}$  inch of contact with the door jamb, or, in the case of bi-parting doors, when the doors are within  $\frac{3}{8}$  inch of contact with each other. (See also Multiple Dwelling Law, Section 51.)

For elevators where the hoistway door is not equipped with a door closer, the door shall be considered in the closed position only when the door is within  $\frac{3}{8}$  inch of contact with the door jamb, or in the case of bi-parting doors, only when the doors are within  $\frac{3}{8}$  inch of contact with each other. (See also Multiple Dwelling Law, Section 51.)

Where the hoistway door of an elevator requiring the presence of an operator in the car is equipped with a door closer the door shall be considered to be in the closed position (and the car may be started) when the door is within 4 inches of being fully closed against the jamb (or in the case of a bi-parting door when the sections are within 4 inches of contact with each other), if at this position and any other up to full closure as defined in this section, the door cannot be opened from the landing side more than 4 inches from the jamb (or the sections more than 4 inches from each other in the case of a bi-parting door), provided the door closer is of a type which will eventually close the door



# RULES

to the fully closed position as defined in this section, and lock it in this position. (See also Multiple Dwelling Law, Section 51.)

## 2.3.2.4. Design of Interlocks.

The interlocks for all hoistway doors shall be so designed that the door is locked in the closed position as defined in 2.3.2.3, *Closed Position of Hoistway Doors*, before the car can be operated.

## 2.3.2.5. Use of Springs and Electric Circuits in Interlocks.

The functioning of door interlocks to prevent the movement of the car shall be independent of the action of a spring in tension, or of the closing of an electric circuit. If springs are used they shall be in compression. If an electric circuit is used its interruption shall prevent the movement of the car.

## 2.3.2.6. Tests and Approvals of Interlocks.

Each type and make of door interlock shall be approved by the Superintendent on the basis of the engineering tests listed in 8.1, *Tests of Interlocks*, made by or under the supervision of a competent designated laboratory. Approved interlocks shall be suitably marked for identification as provided in 2.3.2.7, *Identification of Interlocks*.

## 2.3.2.7. Identification of Interlocks.

Approved interlocks shall be suitably and plainly marked for identification. The marking shall be permanent and so placed as to be readily visible when the interlocks are mounted in position. Auxiliary appliances forming a part of, or used in conjunction with, an interlock, shall be similarly marked. Marking shall include the following: Manufacturer's name or trade-mark, type or style letter or number, and rated voltage.

## 2.3.3. Hoistway Door Electric Contacts.

### 2.3.3.1. Door Unit and Hoistway Unit Systems of Contacts.

These Rules recognize two systems of hoistway-door electric contacts:

1. The Door Unit System in which the contact prevents the normal operation of the car unless the hoistway door at which the car is standing is in the closed position.
2. The Hoistway Unit System in which the contact prevents the normal operation of the car unless all its hoistway doors are in the closed position.

The contact shall permit the operation of the car when the emergency release is in temporary use, or when the car is being moved by a car-leveling device.

### 2.3.3.2. Use of Door Unit System.

The Door Unit System may be used only on elevators where there is a regular operator in the car, and where the elevators can be operated only from inside the car.

### 2.3.3.3. Closed Position of Electric Contacts.

Where the hoistway-door contacts are not a part of an interlock system, the door shall be considered in the closed position when within 2 inches of full closure against the jamb. (See 2.3.5.4, *Interlocks and Electric Contacts*, third paragraph.)

### 2.3.3.4. Design of Electric Contacts.

Hoistway-door contacts shall be designed so that they are positively opened by a lever or other device attached to and operated by the door.

### 2.3.3.5. Use of Springs or Electric Circuits in Contacts.

The functioning of a hoistway-door electric contact to prevent the movement of the car shall be independent of the action of a spring or springs in tension, and of the closing of an electric circuit. If springs are used, they shall be in compression. The interruption of electric circuit shall prevent the movement of the car.

## 2.3.3.6. Tests and Approvals of Electric Contacts.

Each type and make of hoistway-door electric contact shall be approved by the Superintendent on the basis of the engineering tests listed below made by, or under the supervision of, a competent designated laboratory.

1. Endurance Test.
2. Current-Interrupting Test.
3. Test in Moist Atmosphere.
4. Misalignment Test.
5. Insulation Test.

These tests shall be made according to the procedure outlined in 8.1, *Tests of Interlocks*.

## 2.3.3.7. Identification of Approved Contacts.

Approved contacts shall be suitably marked for identification as called for in 2.3.2.7, *Identification of Interlocks*.

## 2.3.4. Emergency Releases.

### 2.3.4.1. Location and Covering of Emergency Releases.

The emergency release shall be in the car, plainly visible to the occupants of the car, shall be easily accessible to the operator, and shall be provided with a breakglass cover and with means for breaking the glass.

### 2.3.4.2. Operative Position of Emergency Releases.

To operate the car under emergency conditions, it shall be necessary for the operator to hold the emergency release in the operative position.

### 2.3.4.3. Design and Construction of Emergency Releases.

Emergency releases shall be constructed so that they cannot be readily tampered with, or "plugged" in the release position. Rods, connections, and wiring used in the operation of the emergency release, which are accessible from the car, shall be enclosed and protected from injury.

### 2.3.4.4. Tests and Approvals of Emergency Releases.

Each make and type of emergency release shall be tested and approved by the Superintendent as to compliance with 2.3.4.1, *Location and Covering of Emergency Releases*; 2.3.4.2, *Operative Position of Emergency Releases*; and 2.3.4.3, *Design and Construction of Emergency Releases*, and as to meeting the requirements of 8.1.6, *Insulation Test*.

## 2.3.5. Hoistway Doors for Freight Elevators.

### 2.3.5.1. Doors Required.

Each landing opening in a freight elevator hoistway enclosure shall be equipped with a door which, if not within the hoistway, shall be set within 4 inches of the face of the landing saddle (except at the upper landing of one story sidewalk elevators and such other openings as are covered in 2.3.5.3, *Size of Hoistway Doors*).

Doors shall comply with the fire resistive requirements for doors in such enclosures.

### 2.3.5.2. Strength of Hoistway Doors.

Hoistway doors shall withstand a force of 75 pounds applied perpendicularly to the door at any point without being sprung from their guides.

### 2.3.5.3. Size of Hoistway Doors.

Hoistway doors when closed shall guard the full width of the landing openings and shall extend the full height from the landing saddle to the top of the landing opening (See 2.1.1.2, *Landing Openings to Be Protected*).

### 2.3.5.4. Interlocks and Electric Contacts.

Hoistway doors for freight elevators (except hatch covers for sidewalk elevators) shall be provided with interlocks or electric contacts and locks. Interlocks and electric contacts shall conform to the requirements of 2.3.2, *Door Inter-*



# RULES

locks, and 2.3.3, *Hoistway Door Electric Contacts*, respectively.

Where electric contacts are provided on a hoistway door and are not a part of an interlocked system the lock or latch and contact shall be so arranged as to insure the door being in a position to be locked or latched when or before the contact is closed.

Door electric contacts and door locks or latches shall be so located as normally to be inaccessible from the landing side.

## 2.3.5.5. Emergency Releases Required on Hoistway Doors for Freight Elevators.

Provision shall be made to render the car operative independent of the position of the hoistway doors in case of fire, panic or other emergencies, by means of an emergency release conforming to 2.3.4, *Emergency Releases* (except that elevators which can be started from a landing shall not be provided with an emergency release unless equipped for dual operation in which case an emergency release shall be installed, but shall be so arranged that when operating as an automatic operation elevator the emergency release shall be inoperative). No emergency releases shall be required on sidewalk elevators.

## 2.3.5.6. Vision Panels.

Hoistway doors for elevators which can be operated from outside the hoistway may be provided with a vision panel. Such panels shall be of clear wired glass, with a maximum area of 80 square inches.

## 2.3.6. Door Counterweight Enclosures.

Door counterweights shall run in metal guides from which they cannot become dislodged, or shall be boxed in. The bottoms of the guides or boxes shall be so constructed as to retain the counterweight if the counterweight rope breaks.

## 2.3.7. Landings for Passenger and Freight Elevators.

### 2.3.7.1. Landing Saddle.

The landing saddle shall be constructed and maintained so that persons will not readily slip thereon.

### 2.3.7.2. Railroad Tracks.

Where there is a railroad track upon any elevator landing, the tops of the rails shall be flush with the floor for a distance of 6 feet from the threshold.

## 2.3.8. Lighting at Landings.

When the car of an elevator is in service at the landing, the landing edges of the saddle and car platform shall be plainly visible. The illumination on the landing saddle shall be at least 1 foot candle.

## RULE 3. POWER PASSENGER, FREIGHT AND SIDEWALK TYPE ELEVATORS

### 3.1. Limitations for Platform and Sidewalk Type Elevators.

#### 3.1.1. Platform Elevators Forbidden.

The use of platform elevators is forbidden.

#### 3.1.2. Sidewalk Type Elevators.

Sidewalk type elevators shall comply with the requirements of 3, *Power Passenger, Freight and Sidewalk Type Elevators*, unless specifically exempted.

The maximum contract speed of sidewalk type elevators shall be 35 feet per minute and the maximum platform area shall be 50 square feet.

### 3.2. Guides, Buffers and Counterweights for Passenger, Freight and Sidewalk Type Elevators.

#### 3.2.1. Guide Rails.

##### 3.2.1.1. Material.

Car and counterweight guide rails for elevators shall be of steel.

##### 3.2.1.2. Fastenings and Joints.

Guide rails shall be securely fastened with iron or steel brackets (or their equivalent) of such strength, design and spacing that the deflection of the guide rails and their fastenings shall be  $\frac{1}{4}$  inch or less under normal operation.

When rail brackets used in connection with freight elevators or sidewalk type elevators are so located that they receive the full thrust of the guide shoes when the car platform is level with the landing, the thrust due to concentrated loads on the car may be of high magnitude. Special attention shall therefore be given to the attachment of the brackets in such cases. Where the distance between rail supports is greater than 14 feet the rails shall be suitably backed or bracketed to secure sufficient rigidity for satisfactory operation.

Joints of guide rails (except for sidewalk elevators the travel of which is 15 feet or less) shall be accurately machined with tongue and groove through the webs at right angles to the base and through the flanges parallel to the base, and fitted with fishplates each secured with at least four substantial bolts through each rail; or accurately machined with tongue and groove through the webs and with the backs of the flanges, where the fishplates bear, accurately machined at right angles to the tongue and groove and fitted with finished fishplates each secured with at least four substantial bolts through each rail.

Guide rails shall withstand the application of the "safety" when stopping a fully loaded car or the counterweight.

##### 3.2.1.3. Size of Guide Rail Fastenings and Bottoming of Guide Rails.

Guide rails and their fastenings shall be secured in position by clips or through bolts of at least the sizes given in the following table:

| SIZE OF GUIDE RAIL FASTENINGS      |                             |
|------------------------------------|-----------------------------|
| Weight of Rails in Pounds per Foot | Diameter of Bolts in Inches |
| 6 $\frac{1}{2}$ -7 $\frac{1}{2}$   | $\frac{1}{2}$               |
| 14                                 | $\frac{5}{8}$               |
| 22 $\frac{1}{2}$                   | $\frac{3}{4}$               |
| 30                                 | $\frac{3}{4}$               |

Bolt holes in steel beams for bracket bolts shall not exceed the diameter of the bolt by more than  $\frac{1}{16}$  of an inch. Such holes for bolts shall be either drilled, punched or cut with a torch. If cut with a torch, bolt holes shall be cut of smaller diameter and drifted to the required diameter.

The guide rails shall be extended at the top and bottom to prevent guide shoes running off within the limits of the bottom overtravel and the top clearance.

##### 3.2.1.4. Cast Iron Guide Rails Forbidden.

The use of cast iron guide rails is forbidden.

##### 3.2.1.5. Weight of Steel Guide Rails.

The weights of steel guide rails (except for sidewalk elevators the travel of which is 15 feet or less) shall be at least those given in the following table:



# RULES

| Maximum Permissible Total Weight of Car and Load, or Total Weight of Counterweights Per Pair of Rails (Pounds) | Minimum Weight of Each Car Guide Rail (Pounds per Foot) | Minimum Weight of Each Counterweight Guide Rail (Pounds per foot) | With Guide Rail Safeties | Without Guide Rail Safeties |
|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------|--------------------------|-----------------------------|
|                                                                                                                |                                                         |                                                                   | 1 to 1 Roping            | 2 to 1 Roping               |
| 4,000                                                                                                          | 7½                                                      | 7½                                                                | 6½                       | 6½                          |
| 15,000                                                                                                         | 14                                                      | 14                                                                | 7½                       | 7½                          |
| 27,500                                                                                                         | 22½                                                     | 22½                                                               | 7½                       | 14                          |
| 40,000                                                                                                         | 30                                                      | 30                                                                | 7½                       | 14                          |

Where 7½-pound rails are effectively bracketed or tied at intervals of 6 feet or less, the load permitted under the preceding table may be doubled for counterweights with guide rail safeties. Where 7½-pound rails are effectively bracketed or tied at intervals of 7½ feet or less, the load permitted under the preceding table may be increased to 5,000 pounds for cars with guide rail safeties.

The maximum weights of car and load as given in the preceding table for each pair of guide rails are intended to apply when only one safety device gripping both rails in a horizontal plane is used. When two such safety devices are used on the same guide rail and arranged so that both will be applied at practically the same time and with substantially equal retarding force the total weight may exceed that shown in the table but shall in any case be within the maximum weight given in the table multiplied by the following factors based on distance between safeties:

## Car Duplex Safeties

| Distance between safeties in feet | Multiply maximum load given in the preceding table by |
|-----------------------------------|-------------------------------------------------------|
| 18 (or over)                      | 2.0                                                   |
| 15                                | 1.83                                                  |
| 12                                | 1.67                                                  |
| 9                                 | 1.50                                                  |
| 6                                 | 1.33                                                  |
| Counterweight Duplex Safeties     |                                                       |
| 15 (or over)                      | 2.0                                                   |
| 10                                | 1.67                                                  |
| 5                                 | 1.33                                                  |

## 3.2.1.6. Use of Single Pair of Car Guide Rails.

Whenever practicable a single pair of car guide rails shall be used for passenger elevators.

## 3.2.2. Car and Counterweight Buffers.

### 3.2.2.1. Required Types of Buffers.

Buffers of the spring, oil or equivalent type shall be installed under the cars of elevators (except sidewalk elevators having a travel of 15 feet or less).

Spring buffers or their equivalent may be used with elevators having a contract speed of 250 feet per minute or less.

Oil buffers or their equivalent shall be used with elevators having a contract speed greater than 250 feet per minute. The minimum total stroke of oil buffer shall be based on an average retardation of 32.2 feet per second per second, based on governor tripping speed.

Where speed retarding devices independent of normal and final stop switches are provided for retarding car or counterweight or both to a definite limiting speed before the buffer is engaged, the required corresponding buffer stroke need be based only on retardation from such speed rather than from governor tripping speed.

Such speed retarding devices shall be so designed that the retarding force is quickly, but gradually applied, substantially constant, and the retarding distance is at least the sliding distance specified in 3.3.6, *Car Safety Test*, for Undercar Safeties. For contract car speeds in excess of 500 feet per minute the corresponding reduced buffer stroke shall be at least 18 inches.

### 3.2.2.2. Oil Gages Required.

Oil buffers shall be provided with means for gaging the amount of oil in them.

### 3.2.2.3. Location of Car Buffers.

Buffers shall preferably be located symmetrically with reference to the center of the car.

### 3.2.2.4. Location of Counterweight Buffers.

Counterweight buffers similar to those required for cars shall be installed symmetrically under the counterweights of passenger and freight elevators.

### 3.2.2.5. Form of Buffer Test.

Buffers shall be tested by running on to them with contract load at contract speed with final limit switches operative (except as follows):

If the buffer stroke has been reduced due to the use of a speed retarding device as permitted in 3.2.2.1, *Required Types of Buffers*, the car or counterweight shall be run on the buffer at the speed corresponding to the buffer stroke used).

### 3.2.2.6. Buffer Compression Switch.

Where the car or counterweight oil buffer is compressed more than 25 per cent of its stroke when the car is level with the lower or upper terminal landing, respectively, buffers shall be provided with a switch which shall prevent movement of the car, in a direction to compress the buffers at a speed greater than one-half the contract speed until the buffers are restored to their normal position.

### 3.2.2.7. Tests and Approvals of Buffers.

Each type and size of oil buffer used shall be approved by the Superintendent on the basis of the engineering tests listed in 8.2, *Tests of Buffers*, made by or under the supervision of a competent designated testing laboratory. Approved buffers shall be marked by the manufacturer with the range of speed and load for which they have been approved.

## 3.2.3. Counterweights.

### 3.2.3.1. Counterweight Guides Required.

Counterweights shall run in guides.

### 3.2.3.2. Clearance Between Counterweights and Protection of Counterweight Cables.

If two counterweights run in the same guides the car counterweight shall be above the machine counterweight and there shall be a clearance of at least 8 inches between the counterweights. The cables of the machine counterweight shall be covered or protected by metal or fibre sleeves firmly attached to the cable. These sleeves shall be at least 6 inches longer than the car counterweight. The ends of the sleeves shall be carefully reamed before being placed on the cables.

### 3.2.3.3. Independent Car Counterweights.

If an independent car counterweight is used it shall not be of sufficient weight to cause undue slackening in any of the cables during acceleration or retardation of the car.

### 3.2.3.4. Counterweight Tie-rods and Suspension Members.

Counterweight sections, however carried, shall be secured by at least two tierods passing through holes in all the sections, or by other approved means. The tierods and suspension rods shall have lock nuts and cotter pins at each end. Suspension rods shall be free from welds.



# RULES

## 3.3. Car Construction and Safeties for Passenger, Freight and Sidewalk Type Elevators.

### 3.3.1. Car Construction.

#### 3.3.1.1. Materials for Car Frames and Platforms.

Elevator cars shall have metal car frames and metal outside frames of platforms. Where wood platform flooring is used, the under side of car platforms shall be covered with metal at least as thick as Number 27 United States Gage (except where fireproofed wood is used, and except for sidewalk elevators the travel of which does not exceed one story).

#### 3.3.1.2. Allowable Working Stresses for Car Frame Members.

The stresses of rolled steel sections or annealed cast steel in the construction of car frames and platforms, based on the static load imposed on them, shall be within the values given in the following table for steels meeting the standard specifications of the American Society for Testing Materials, Designation, A 7-29, for steel having an ultimate strength of from 55,000 to 65,000 pounds per square inch for rolled sections or cast steel, and 46,000 to 56,000 pounds per square inch for rivets. Elevators of the plunger type which are without counterweights are exempted from these requirements.

#### Allowable Working Stresses for Car Frame Members

(For steels meeting the standard specifications of the American Society for Testing Materials, Designation, A 7-29)

#### Passenger Elevators

| Loading                                            | Maximum Allowable Stress<br>(Pounds per square inch) | Basis         |
|----------------------------------------------------|------------------------------------------------------|---------------|
| Tension .....                                      | 10,000                                               | Net area      |
| Bending .....                                      | 10,000                                               | Gross section |
| Shear on shop rivets.....                          | 8,000                                                | Net area      |
| Bearing of shop rivets.....                        | 16,000                                               | Net area      |
| Shear on bolts in clearance holes .....            | 7,000                                                | Gross section |
| Bearing on bolts in clearance holes .....          | 14,000                                               | Gross section |
| Bolts or threaded portions of rods in tension..... | 6,000                                                | Gross section |
| Compression .....                                  | 11,700-49 L/R                                        | Gross area    |

#### Freight Elevators

|                                                                    |               |               |
|--------------------------------------------------------------------|---------------|---------------|
| Tension .....                                                      | 12,000        | Net area      |
| Bending of car frame member and platform framing at entrance ..... | 12,000        | Gross section |
| Bending of platform stringers .....                                | 15,000        | Gross section |
| Shear on shop rivets.....                                          | 9,500         | Net area      |
| Bearing of shop rivets.....                                        | 19,000        | Net area      |
| Shear on bolts in clearance holes .....                            | 8,000         | Gross section |
| Bearing on bolts in clearance holes .....                          | 16,000        | Gross section |
| Bolts or threaded portions of rods in tension.....                 | 8,000         | Gross section |
| Compression .....                                                  | 14,000-59 L/R | Gross area    |

L=effective free length of member in inches.

R=least radius of gyration in inches.

#### 3.3.1.3. Special Steels.

For steels of greater strength the allowable working stresses may be increased proportionately, based on ultimate strength.

#### 3.3.1.4. Use of Cast Iron and Cast Steel.

The use of cast iron in the construction of any member of car frames or platforms subject to tension, torsion or bending is forbidden (except for compensating cable anchorages, releasing carriers and guide shoe stands). Plunger heads in tension shall be cast steel.

#### 3.3.1.5. Use of Other Materials Than Steel.

When material other than steel is used in the construction of car frames or platforms, the maximum allowable working stress shall be 13 per cent of the ultimate strength of the material for passenger and 15.6 per cent for freight elevators.

#### 3.3.1.6. Reductions in Section and Reinforcement of Holes.

Local reductions in section of a member in bending through bolt holes for the fastening of hoist-rope or compensating rope hitches, auxiliary apparatus on the cross head or safety plank, sheave boxes, and the fastening of platform to safety plank, may be disregarded. Holes in webs of cross heads for sheave pins shall be reinforced by means of a plate at least 50 per cent thicker than the web and riveted to it.

#### 3.3.1.7. Deflection of Cross-head and Safety Planks.

The deflection of cross-head and safety planks shall be  $\frac{1}{8}$  inch or less for each 10 feet of span under static conditions with the contract load substantially uniformly distributed over the car platform (except for sidewalk elevators the travel of which is 15 feet or less).

#### 3.3.1.8. Slenderness Ratio.

The slenderness ratio L/R for members not normally subject to compression shall be within 200; for members normally subject to compression this ratio shall be within 120 (except for sidewalk elevators the travel of which is 15 feet or less). Loadings resulting from buffer or safety operation are abnormal loadings.

#### 3.3.1.9. Treatment of Occasional Stresses.

The stresses which occur when the load is moved from the hoistway landing to its proper position on the car of freight elevators, especially heavy duty freight elevators, may be dealt with as stresses which occur only occasionally in conjunction with the maximum live load, and may exceed the stresses given in 3.3.1.2, *Allowable Working Stresses for Car Frame Members*, for freight elevators so long as the deflection of car frame or platform members is considered.

#### 3.3.1.10. Car Platform Aprons.

When car leveling devices are used, the car platform shall be provided with a substantial vertical apron flush with its outer edge, extending a sufficient distance below the car floor so that there shall be no horizontal opening into the hoistway while the car is within the landing zone and the hoistway door is fully or partially open.

#### 3.3.1.11. Bow Irons and Stanchions for Sidewalk Elevator Hatch Covers.

Sidewalk elevators using hinged hatch covers shall be provided with bow irons at least  $7\frac{1}{2}$  feet high (except that, where necessary to permit closing the covers, the Superintendent may permit lower bow irons).

Sidewalk elevators using vertically lifting covers shall be provided with stanchions framed together at the upper ends of sufficient strength to lift and support the hatch cover. Stanchions shall be provided with suitable buffer springs, and shall be of such height as to permit the sidewalk



# RULES

hatch cover to be completely closed when the car platform is level with the first landing below the sidewalk.

## 3.3.1.12. Guide Shoes for Sidewalk Type Elevators.

Guide shoes for sidewalk type elevators shall be at least 24 inches long unless two sets of shoes are used spaced 18 inches on centers.

Where vertical lift covers are used on sidewalk elevators the vertical distance between the centers of the guide shoes remaining on the guide rails when the car platform is level with the sidewalk shall be at least one-third of the height of the hatch cover stanchions.

Where single guide shoes 24 inches long are used, 6 inches of the shoe may be off the rails when the platform is level with the top landing.

## 3.3.1.13. Railroad Track.

If there is a railroad track on the elevator car, the tops of the rails shall be flush with the car floor.

## 3.3.1.14. Lighting.

Elevator cars shall be lighted at all times when in use (except sidewalk elevators). Electric light shall be used if available. The minimum illumination shall be 1 foot candle at the landing edge of the car platform. A light socket or receptacle shall be provided under the car platform and on top of the car for inspection purposes (except sidewalk elevators).

## 3.3.1.15. Use of Glass.

The use of glass in elevator cars is forbidden (except to cover certificates, directories, lighting fixtures and appliances necessary for the operation of the car and as a vision panel in the car door). The use of any piece of glass exceeding 1 square foot in area is forbidden unless laminated or otherwise shatter-proof, but the total area of such glass used in the car in connection with lighting fixtures whether in one or more pieces, shall be at most 4 square feet.

## 3.3.1.16. Design of Lighting Fixtures for Passenger Elevators.

Lighting devices, or luminaires, for passenger elevators provided with glass or metal shades, or reflectors, shall be of the railroad-train-lighting type with integral base, husk and spring-clamp holder. If suspended glass bowls or glass plates are used such bowls or plates shall rest in, and be fastened to, a metal supporting ring provided with at least three-point suspension. Such glass bowls or plates shall not be drilled for attachment to ring suspensions.

Glass bowls larger than 10 inches in diameter shall be of laminated or otherwise shatter-proof glass or surrounded by a guard made of wire at least 0.0286 inches in diameter (Number 22, Steel Wire Gage) and of a mesh which will reject a one-half inch diameter ball. Guards shall be securely fastened to the holder or suspension.

## 3.3.2. Car Compartments.

If an elevator car has more than one compartment, each compartment shall be equipped with an operating device; there shall be an operator in each compartment which is in use with exclusive control of that car door or gate and hoistway door; and it shall be impossible to start the car unless both operating devices are in the starting position.

When any compartment is out of use its car door or gate shall be locked in the closed position, and when so locked the car may be started with the operating device in that compartment in the "off" position.

Each compartment shall be equipped with an emergency stop switch and with an emergency release effective for the door or gate of that compartment and the corresponding hoistway door.

Each compartment shall be provided with the emergency exits required by 3.3.3, *Car Enclosures*, and the upper compartment shall have a trap door in the floor connecting with the top exit of the compartment below. Special freight elevators upon which no persons are permitted to ride are exempted from this requirement.

Two single elevators may be used in a single hoistway provided both elevators are equipped with all the safeguards required by these Rules for a single elevator both with relation to each other and to top and bottom terminals and after an installation of the same type has satisfactorily met such tests as may be required by the Superintendent.

## 3.3.3. Car Enclosures.

### 3.3.3.1. Enclosures Required.

Cars for passenger elevators shall be enclosed at the sides and top (except the opening necessary for entrance or exit). An emergency exit shall not be considered a car opening.

Cars for freight elevators shall be enclosed at the sides (except at the opening necessary for loading and unloading) to a height of at least 6 feet or to the cross-head if the cross-head is lower. The section of such car enclosures opposite the counterweight shall extend to the cross-head or car top.

Cars for sidewalk elevators shall be enclosed at the sides (except at the openings used for loading and unloading) to a height of at least 6 feet above the platform (except that where the travel is less than 7½ feet, the height of the enclosure may be reduced subject to the approval of the Superintendent).

Tops are not required on sidewalk elevators and shall not be used unless the clearance between the top and any obstruction above it when the car is at the limit of its top overtravel is at least 2 feet.

### 3.3.3.2. Deflection and Securing of Enclosures.

The deflection of elevator car enclosures shall be ¼ inch or less if subjected to a force of seventy-five pounds applied perpendicularly to the car enclosure at any point. The car enclosure shall be secured to the car floor and sling or frame in such a manner that it cannot work loose or become displaced in ordinary service.

### 3.3.3.3. Materials and Design.

The enclosures, including the top, sides and car doors for passenger and freight elevators (except sidewalk elevators the travel of which does not exceed one story) if of non-fireproof wood or other combustible material, shall be covered on the exterior, including the top, with sheet metal at least Number 27 United States Gage. Openings other than as required for entrance and for ventilation in the sides or top of passenger elevator car enclosures (except emergency exits) are forbidden. Vent openings less than 7 feet above the car platform shall reject a ball 2 inches in diameter.

The enclosures of freight elevators, if of open work, shall reject a ball 2 inches in diameter. The enclosure of sidewalk elevators, if of open work, shall reject a ball 4 inches in diameter.

For freight elevators where the clearance from any part of the hoistway structure or the counterweight is less than 5 inches, openings which will pass a ball ½ inch or larger in diameter shall be covered with wire netting with a mesh ½ inch square or less made of wire at least 0.0348 inches in diameter (Number 20 Steel Wire Gage) to a height of at least 6 feet from the car floor.

The use of cast iron for car tops is forbidden.

### 3.3.3.4. Number of Entrances to Elevator Cars.

More than two entrances to an elevator car



# RULES

are forbidden (except that where conditions make additional openings essential, such additional openings may be provided at the discretion of the Superintendent).

### 3.3.3.5. Access to Hand-Ropes on Freight Elevators.

If the car enclosure on a freight elevator is cut away to provide access to the hand-rope, the enclosure shall be cut low enough to prevent injury to the operators' hand.

### 3.3.3.6. Tops or Covers for Freight Elevator Cars.

Freight elevator cars (except for sidewalk elevators as provided in 3.3.3.1, *Enclosures Required*, and except on the ends of freight elevator platforms 12 feet or more long where there are no openings above the lowest landing) shall be equipped with solid top covers or wire grill work having a mesh which will reject a ball 1½ inches in diameter and made of wire at least 0.135 inches in diameter (Number 10 Steel Wire Gage) or its equivalent. The top or cover shall be sufficiently strong to sustain a load of 150 pounds applied on any 4 square inches. It is not required that the top and its supports be capable of supporting 150 pounds on every 4 square inches of its area simultaneously.

Where no car gate is provided the front section of the elevator car top shall be hinged along a line approximately 18 inches from the front of the car. Additional hinged panels may be provided if desired.

Where a freight elevator car is entirely enclosed (except the sides used for loading and unloading) and the top is unprovided with a hinged section, an emergency exit shall be provided in the top as required by 3.3.3.7, *Emergency Exits from Passenger Elevator Cars*.

### 3.3.3.7. Emergency Exits from Passenger Elevator Cars.

Passenger elevator cars shall be provided with an emergency exit located in the top of the car. When the space between the car enclosure and the nearest wall surface exceeds 8 inches, a guard rail to the level of the top of the cross-head shall be provided on that side of the enclosure roof where the emergency exit is located.

Where there is an elevator in an adjacent hoistway without intervening enclosures, an emergency exit or exits shall also be located in the side of the car adjacent to each such adjoining car.

Top emergency exits shall be at least 16 inches wide and at least 400 square inches in area (except that where the reduced size of the car platform area makes it impossible to install exits of the size specified, the Superintendent may permit smaller exits, but in any case at least 14 by 22 inches).

Top exit panels shall be held in place by thumb screws arranged so that the exit covers can be readily opened from both the inside and outside of the car. If not hinged, the cover shall be secured to the car by a length of chain.

Top exit covers shall open outward. Any equipment and working platform mounted above the top of the car shall be so located as not to obstruct access to or from the top emergency exit. If a working platform is placed so as to cover any of the required area of the top emergency exit it shall be provided with a trap door, without a catch, opening upward.

Side emergency exits shall comply with the following requirements:

1. Exit panels shall be either of the hinged or removable type.
2. Exit panels shall open inward.
3. The removable type of exit panel shall be held securely in place by at least four

fastenings arranged so that they can be operated by hand from both the inside and outside of the car, and so designed that they cannot readily be removed from the panel.

4. The hinged type of panel shall be provided with a lock arranged so that it may be operated from the inside of the car by means of a removable key and from the outside of the car by means of a non-removable handle. A key shall be kept in each car mounted under a break glass cover.
5. Where the size of the car permits, side exits shall have a clear width of at least 16 inches and shall extend from the floor or kick plate to the soffit moulding frame, but in any case shall be at least 5 feet in clear height.
6. Side exits shall be located so that they are unobstructed by car frame members and, wherever possible, traveling cables and other hoistway equipment shall not be located in line with or so arranged as to obstruct the exit. Exits from adjacent cars shall be directly opposite each other to allow easy transfer of passengers.
7. Exit panels shall conform to 3.3.3.2, *Deflection and Securing of Enclosures*, as regards deflection.
8. On automatic operation elevators side exits shall be provided with electric contacts to prevent the operation of the car when the panel is opened or removed.

### 3.3.3.8. Car Doors or Gates Required.

A car door or gate shall be provided at each entrance on both passenger and freight elevator cars (excepting freight elevators handling motor vehicles, or hand trucks of over 2,000 pounds capacity). Sidewalk elevator cars shall have a gate on the sides used for loading or unloading at the sidewalk level, which gate shall extend from the car platform to the top of the enclosure. Each car door or gate shall be provided with a car door or gate electric contact complying with 3.3.3.10, *Requirements for Electric Contacts*; 3.3.3.11, *Design of Contacts*; 3.3.3.12, *Use of Springs or Electric Circuits in Contacts*; and 3.3.3.13, *Tests and Approvals of Contacts*.

For passenger and freight elevators employing a type of operation not requiring the presence of an operator in the car, power car doors or gates, other than those closed by hand, shall be driven by a mechanism so designed and set that the force necessary to prevent the closing of the gate shall be less than 30 pounds, and further that the kinetic energy of the gate plus all parts connected rigidly thereto, computed for the average closing speed shall be less than 5 foot-pounds, provided that if the same mechanism also closes the hoistway door, the total kinetic energy shall be less than 7 foot-pounds.

For automatic operation passenger elevators having power closed, power operated, automatically released self-closing car doors or gates, and manually closed or self-closing hoistway doors, the closing of the car gate or car door shall be prevented unless the hoistway door is in the closed position.

Car gates or doors for freight elevators when closed shall guard the full opening to a height of 6 feet, or to the top of the enclosure.

A weight used to close a car door or gate automatically shall run in metal guides from which it cannot become dislodged, or it shall be boxed in. The bottoms of the guides or boxes shall be so constructed as to retain the weight if the rope breaks.

Car gates or doors for passenger elevators when closed shall guard the full height and width of the opening.



# RULES

For automatic operation elevators the car gate or door shall be so located with respect to the car platform sill that the total distance from the face of the hoistway door to the face of the car door or gate shall be  $5\frac{1}{2}$  inches or less. (See also 2.3.1.3, *Clearances of Hoistway Doors*).

Where the car door consists of two or more sections the  $5\frac{1}{2}$ -inch dimension shall apply to the section nearest to the edge of the car platform sill.

Where the hoistway door consists of two or more sections the  $5\frac{1}{2}$ -inch dimension shall apply to that section which closes against the lock jamb.

Car gates of the scissors or pantograph type used for passenger elevators shall be of such design that when fully expanded they will reject a ball 3 inches in diameter. For freight elevators (except sidewalk elevators) such gates when fully expanded shall reject a ball  $4\frac{1}{2}$  inches in diameter.

For sidewalk elevators the openings between vertical bars in the gate shall not exceed 18 inches when the gate is fully expanded.

## 3.3.3.9. Sliding Car Doors and Hangers for Power Operated Car Doors.

Sliding car doors may be solid, may be provided with open grill or bars which shall reject a ball 3 inches in diameter or may be provided with glass vision panels in accordance with 3.3.1.15, *Use of Glass*. Open grills, bars or glass may extend the full height of the door panel.

Sliding car doors shall be guided top and bottom.

Hangers for power operated car doors shall be designed to withstand a downward thrust of five times and an upward thrust of four times the weight of the door.

## 3.3.3.10. Requirements for Electric Contacts.

An electric contact on the car door or gate shall prevent the operation of the car unless the door or gate is within 2 inches of full closure against the jamb (except that for elevators employing a type of operation requiring the presence of an operator in the car where the car door or gate is provided with a door closer and the requirements specified in 2.3.2.3, *Closed Position of Hoistway Doors*, are fully met, the electric contact on the car door or gate may permit the starting of the car when the door or gate is within 4 inches of full closure against the jamb).

The car door or gate electric contact shall permit the operation of the car when the emergency release is in temporary use or when the car is being moved by a leveling device.

Automatic operation elevators may be operated with an open gate if there is no person in the car.

## 3.3.3.11. Design of Contacts.

Car door or gate contacts shall be designed so that they are positively opened by a lever or other device attached to and operated by the door or gate.

## 3.3.3.12. Use of Springs or Electric Circuits in Contacts.

The functioning of a car door or gate contact to prevent the movement of the car shall be independent of the action of a spring or springs in tension, and of the closing of an electric circuit. If springs are used they shall be in compression. The interruption of the electric circuit shall prevent the movement of the car.

## 3.3.3.13. Tests and Approvals of Contacts.

Each type and make of car door and gate contact shall be tested and approved by the Superintendent on the basis of the following engineering tests, made by or under the supervision of a competent designated testing laboratory. Approved

contacts shall be suitably marked for identification.

1. Endurance Test.
2. Current Interrupting Test.
3. Test in Moist Atmosphere.
4. Misalignment Test.
5. Test of Insulation.

These tests shall be made according to the procedure outlined in 8.1, *Tests of Interlocks*.

## 3.3.3.14. Emergency Releases Required on Car Doors or Gates.

Provision shall be made to render the car operative independent of the position of the car gate or door in case of fire, panic or other emergencies, by means of an emergency release conforming to 2.3.4, *Emergency Releases* (except that elevators which can be started from a landing shall not be provided with an emergency release unless equipped for dual operation, in which case, an emergency release shall be installed which shall be so arranged that when operating without an operator in the car, the emergency release shall be inoperative). This emergency release shall be separate and independent from the emergency release required by 2.3.1.5, *Emergency Releases Required on Hoistway Doors for Passenger Elevators*, and 2.3.5.5, *Emergency Releases Required on Hoistway Doors for Freight Elevators*, and shall be placed within 5 inches of such other emergency release. Emergency releases are not required on sidewalk elevators.

## 3.3.3.15. Protection of Cars Operating in Hoistways Outside of the Structure.

Freight elevator cars operating in hoistways outside the structure, which are enclosed only at the ground landing shall be protected on the exposed side or sides by independently operated gates equipped with electric contacts.

## 3.3.4. Cars Counterbalancing One Another.

Arrangement of elevator cars to counterbalance one another is forbidden.

## 3.3.5. Car and Counterweight Safeties and Speed Governors.

### 3.3.5.1. Requirements for and Application of Car Safeties.

Elevator cars suspended by cables shall be provided with a car safety or safeties attached to the car frame (except sidewalk elevators the travel of which does not exceed 15 feet which are not required to have car safeties). When one safety is used it shall be located beneath the car frame. When duplex safeties are used at least one shall be located beneath the car frame. The safety or safeties shall be capable of stopping and sustaining the car with contract load.

The application of the safety or safeties shall not cause the car platform to become out of level in excess of  $\frac{1}{2}$  inch per foot measured in any direction.

When the car safety or safeties apply, no decrease in the tension of the governor cable or motion of the car in the descending direction shall release the car safety or safeties.

Car safeties shall be operated by speed governors (except that broken rope type car safeties may be used for:

1. Sidewalk elevators having a travel between 15 and 35 feet;
2. Freight elevators inside the building having a travel of 15 feet or less, a maximum contract speed of 35 feet per minute, and a maximum platform area of 50 square feet).

### 3.3.5.2. Requirements for and Application of Counterweight Safeties.

Counterweight safeties, where provided, shall



# RULES

be capable of stopping and sustaining the weight of the counterweight.

The application of counterweight safeties where provided, shall not cause the counterweight frame to become out of level in excess of  $\frac{1}{2}$  inch per foot in any direction.

When the counterweight safety, where provided, is applied, no decrease in the tension of the governor cable or motion of the counterweight in the descending direction shall release the counterweight safety.

Counterweight safeties shall, where provided, be operated by speed governors (except as provided in 3.3.5.4, *Application of the Safeties*).

### 3.3.5.3. Design of Car and Counterweight Safeties.

Sleeve bearings for car and counterweight safety drums and screw shafts shall be of non-ferrous material.

Jaws and other parts of car and counterweight safeties of the sliding type, if made of forged steel of an ultimate strength of at least 55,000 pounds per square inch and cast steel of an ultimate strength of at least 65,000 pounds per square inch, may in action, be stressed to 17,000 pounds per square inch. For steels of greater strength, the allowable stress may be increased proportionately based on ultimate strength.

Car and counterweight safeties may be released by reversing the direction of motion of the machine.

### 3.3.5.4. Application of Governor Controlled Safeties.

The car speed governor shall be set to cause the application of the safety at a speed between 40 per cent and 15 per cent above the contract speed, provided that no governor shall be required to trip at less than 175 feet per minute. For contract speed between 500 and 700 feet per minute the maximum governor tripping speed shall be  $33 \frac{1}{3}$  per cent above the contract speed, and for contract speed exceeding 700 feet per minute, 25 per cent above contract speed.

The counterweight safety, if provided, may be operated by the same governor and governor rope used to operate the car safety provided it complies with the requirements for and application of counterweight safeties. Provision shall be made to cause the application of the counterweight safety at a speed greater than the car safety, but at 10 per cent or less above that at which the car safety applies. Broken rope safeties of the instantaneous type may be used on counterweights within the limits of the following:

| Contract Speed in Feet Per Minute | Total Weight of Counterweight in Pounds |
|-----------------------------------|-----------------------------------------|
| 250                               | 2,000                                   |
| 200                               | 3,000                                   |
| 160                               | 4,000                                   |
| 125                               | 5,000                                   |

### 3.3.5.5. Recognized Types of Safeties.

The following four types of safeties are recognized:

1. Type I, Instantaneous.
2. Type W.C., Wedge Clamp, with constant retarding force.
3. Type G.W.C., Gradual Wedge Clamp, with gradually increasing retarding force.
4. Type F.G.C., Flexible Guide Clamp, with constant retarding force.

Each safety shall be marked for identification, preferably with letters cast on the safety jaws.

The distance between the safety jaws shall be at least the thickness of the guide rail plus  $\frac{3}{32}$  inches, and the jaws shall not drag against the rail.

### 3.3.5.6. Marking of Safeties.

Safeties shall be marked by the manufacturer with the range of weight and speed for which they are designed; such weight to include the complete car structure, the safety, the contract load in the car, and all moving equipment, the weight of which is borne by the safety.

### 3.3.5.7. Instantaneous Safeties.

Instantaneous safeties of the broken rope type shall only be used in accordance with 3.3.5.1, *Requirements for and Application of Car Safeties*.

Governor controlled safeties of the instantaneous type may be used on elevators having a contract speed of 100 feet per minute or less provided that the elevator speed is 110 feet per minute or less on uptravel with the contract load in the car. On overspeed such safeties shall be applied by the governor. On the parting of the hoisting cables such safeties shall apply instantly and independently of the speed action of the governors.

### 3.3.5.8. Safeties for Ascending Cars.

Car safeties for stopping ascending cars are forbidden. If an ascending car is to be stopped on account of over-speed, a safety shall be applied to the counterweight for this purpose. The car safety may be permitted to stop the ascending car above the upper terminal landing, provided the retardation of the ascending car under such conditions is within 32.2 feet per second per second. The governor may open the motor circuit and apply the brake in case of over-speed in the up direction.

### 3.3.5.9. Location of Governor.

The governor shall be located where it cannot be struck by the car in case of over-travel and where there is sufficient space for full movement of governor parts.

### 3.3.5.10. Opening of Motor Control and Brake Control Circuits.

Where governor controlled safeties are used, the motor control circuit and the brake control circuit shall be opened before or at the time the governor trips by a switch located on the governor or car safety device.

### 3.3.5.11. Materials, Design and Replacement of Governor Cables.

Governor cables shall be of iron, steel, monel metal, or phosphor bronze. The cable shall be at least  $\frac{3}{8}$  inch in diameter. The use of tiller rope construction for governor cables is forbidden (except that tiller rope may be used for the portion of the cable wound on the safety drum). Such rope shall be of corrosion resisting metal.

Replacements for existing governor cables shall be of the same size, material and construction as the cable originally furnished by the manufacturer (except that where a cable of either different material or construction is employed, a test of the car or counterweight safety shall be made with the new cable to demonstrate that it will successfully operate the safety).

Governor ropes shall run clear of governor jaws during the normal operation of the elevator.

The size, material and construction of the governor rope, together with the proper tripping speed of the governor, shall be stamped on the governor stand or given on a brass plate attached to it in letters at least  $\frac{1}{4}$  inch in height.

### 3.3.5.12. Operation of the Governor.

The arc of contact between the governor rope and its driving sheave shall, in conjunction with a tension device, provide sufficient traction to cause proper operation of the governor.

The design and length of governor jaws shall be such that no serious cutting, tearing, or deformation of the rope shall result from the operation of the safety.



# RULES

The governor shall so function that the safety rope will pull through the governor jaws on the application of a stress exceeding that required to operate the safety so as to stop the car (except in the case of instantaneous type safeties).

Governors shall have a protective covering over sheave, jaws and exposed gears.

## 3.3.5.13. Slack Cable Devices.

Winding-drum machines shall be provided with a slack-cable device which will cut off the power and stop the elevator machine if the car is obstructed in its descent.

Slack-cable switches shall be so constructed that they will not automatically reset when the slack in the cable is removed.

## 3.3.5.14. Application of Car Safeties.

The use of car safeties which depend for application upon the completion or maintenance of an electric circuit is forbidden. Car safeties shall be applied mechanically.

## 3.3.5.15. Use of Gripping Surfaces of Safeties.

The use of the gripping surfaces of car or counterweight safeties to guide the car or counterweights is forbidden.

## 3.3.5.16. Pawls and Ratchets.

Pawls and ratchets shall be considered insufficient as a safety device.

## 3.3.6. Car Safety Test.

### 3.3.6.1. Car Safety Test Required.

An over speed test with contract load in the car shall be made of the safeties of each new elevator before the elevator is placed in regular service (except that governor controlled instantaneous type safeties shall be tested at contract speed, the governor being tripped by hand and broken rope instantaneous type safeties shall be tested by obtaining the necessary slack rope to cause them to function). For wedge clamp, gradual wedge clamp and flexible guide clamp safeties, this test shall be made to determine whether the safety will operate within the allowable limits of the maximum and minimum stopping distances. Over-speed tests shall be made with all electric apparatus intact (except for the over-speed contact on the governor).

For alternating current elevators, where the contract load is unable to bring about over-speed, the safety governor shall be tripped by hand at maximum obtainable speed.

No test of the safeties with safe lifting load in the car shall be made.

### 3.3.6.2. Maximum and Minimum Stopping Distances of Wedge Clamp Safeties.

The maximum stopping distance of car and counterweight safeties of the wedge clamp type with constant retarding force shall be within that shown by Figure 1, Curve III, for cars with contract load and for the counterweight, and the minimum stopping distance shall be at least that shown by Curve I for cars with 150 pound load, and Curve II for cars with contract load and for the counterweight.

### 3.3.6.3. Maximum and Minimum Stopping Distances of Gradual Wedge Clamp Safeties.

The maximum stopping distance of car and counterweight safeties of the Gradual Wedge Clamp type, G.W.C., with increasing retarding force shall be within that shown by Figure 2, Curve III, for cars with contract load and for the counterweight, and the minimum stopping distance shall be at least that shown by Figure

2, Curve I, for cars with 150 pound load, and Curve II for cars with contract load and for the counterweight.

### 3.3.6.4. Maximum and Minimum Stopping Distances of Flexible-Guide Clamp Safeties.

The maximum stopping distance of the car and counterweight safeties of the Flexible-Guide Clamp Type, F.G.C., shall be within that shown by Figure 3, Curve III, for the car with contract load and for the counterweight, and the minimum stopping distance shall be at least that shown by Figure 3, Curve I, for cars with 150 pound load and Curve II for cars with contract load and for counterweights.

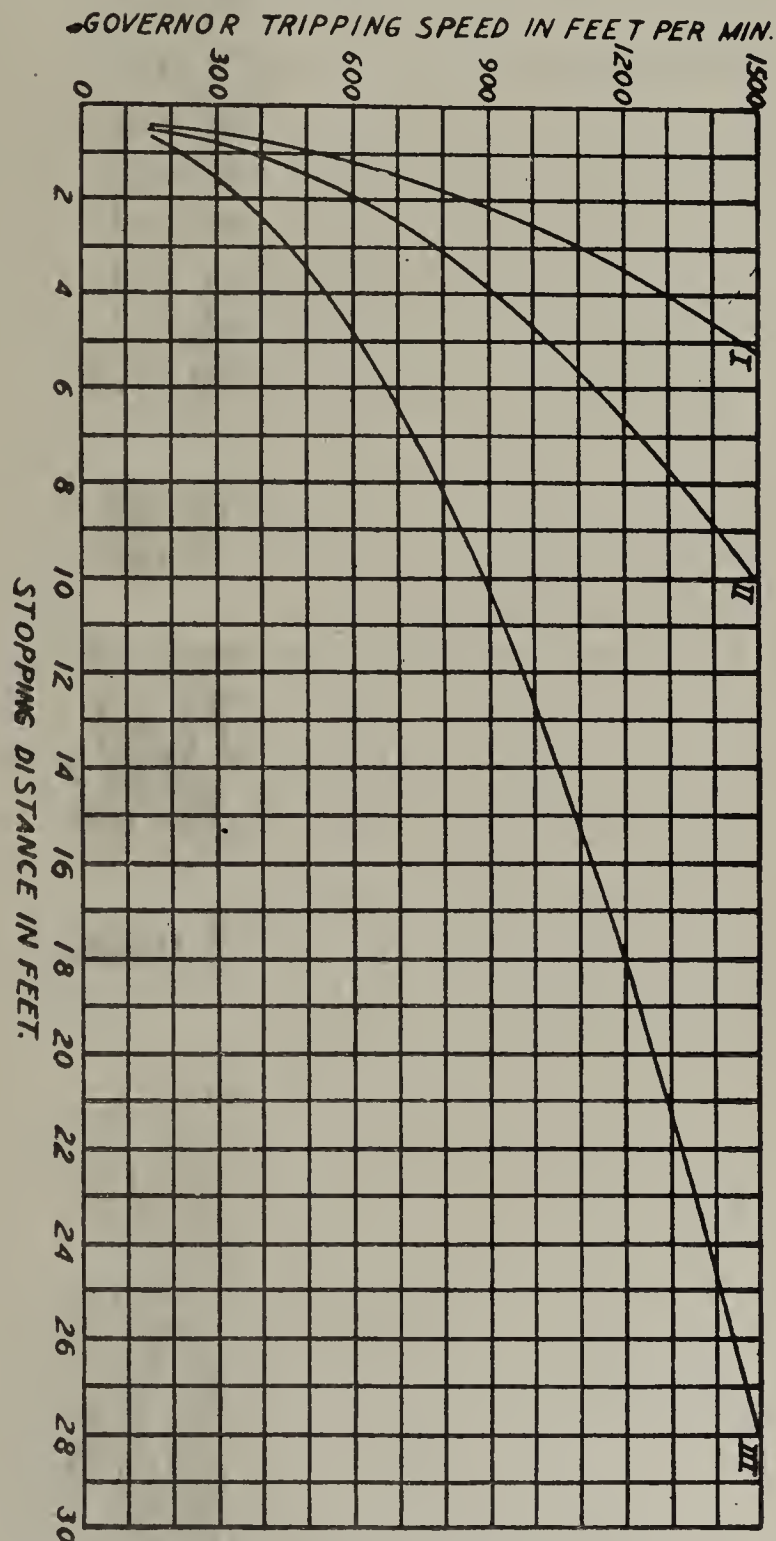


FIG. 1. MINIMUM AND MAXIMUM STOPPING DISTANCES

CAR AND COUNTERWEIGHT SAFETIES, TYPE W.C. (WEDGE CLAMP)



# RULES

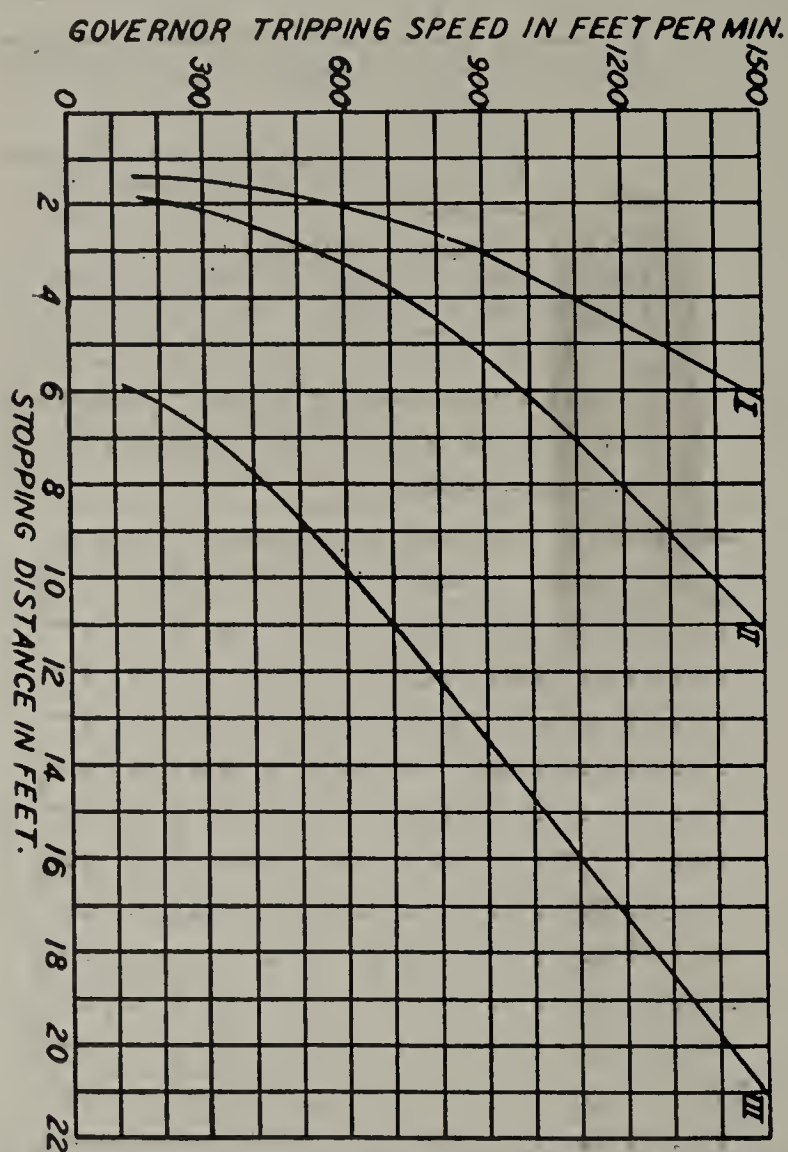


FIG. 2. MINIMUM AND MAXIMUM STOPPING DISTANCES

## CAR AND COUNTERWEIGHT SAFETIES, TYPE G.W.C. (GRADUAL WEDGE CLAMP)

### 3.3.6.5. Pull-Out of the Governor Cable.

For elevators having a contract speed of 475 feet per minute or more, the pull-out of the governor cable from its normal running position until the safety jaws begin to apply pressure to the guide rails shall be 30 inches or less.

### 3.3.6.6. Stopping Distance.

Stopping distance is actual slide as indicated by the marks on the rails.

### 3.3.7. Capacity and Loading.

#### 3.3.7.1. Contract Load of Elevators.

The contract load of a passenger elevator in pounds shall be at least the amount given by Curve A in Figure 4 corresponding to the effective platform area of the car.

The minimum contract load of freight elevators in business buildings, public buildings, residence buildings and mixed occupancy buildings shall be determined on the basis of the curve for passenger elevators (except elevators used for lifting automobiles and carriages and elevators not traveling above the street level). The minimum contract load of freight elevators in warehouses and all elevators not traveling above the street level (except automobile and carriage elevators) shall be determined on the basis of 50 pounds per square foot for the first 100 square feet of platform area and 25 pounds for each additional

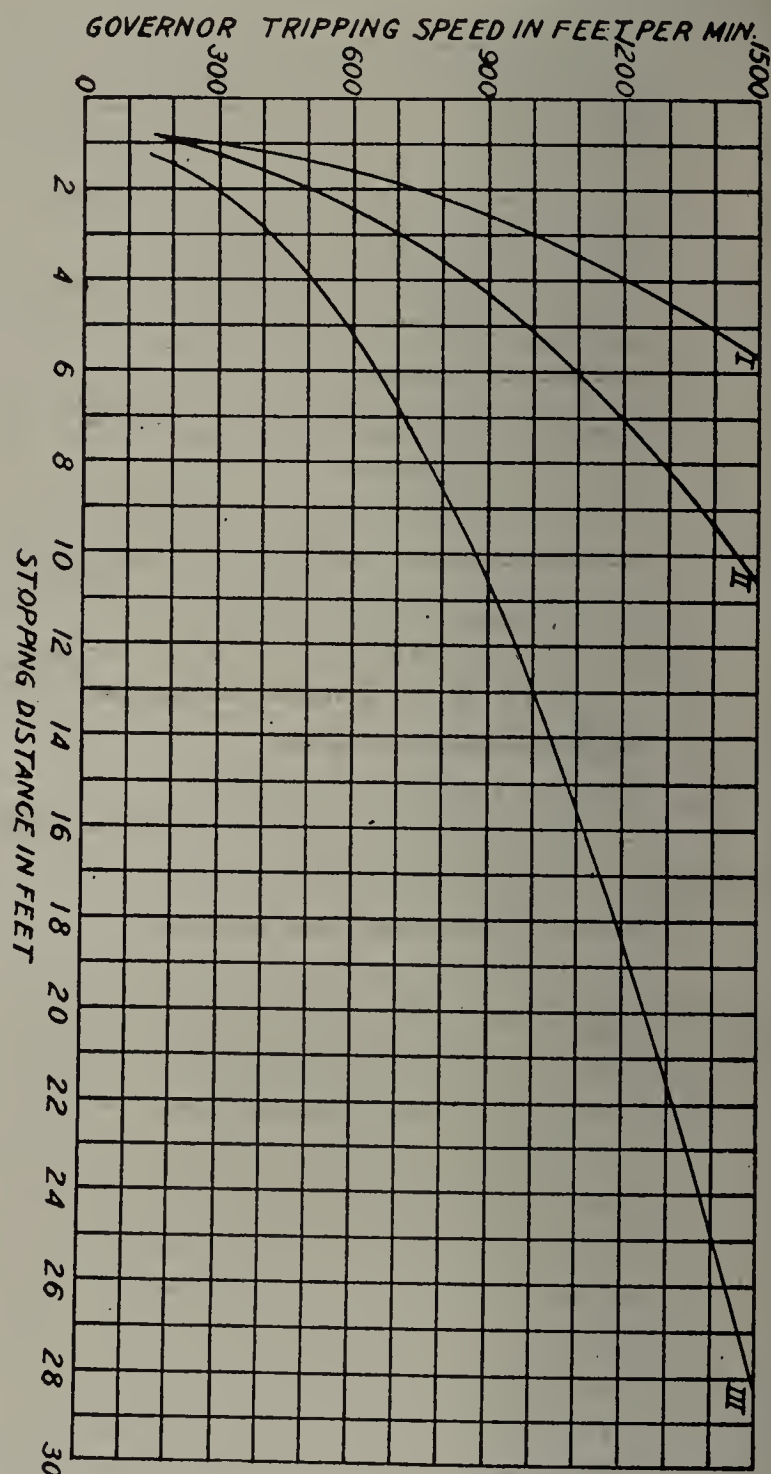


FIG. 3. MINIMUM AND MAXIMUM STOPPING DISTANCES

## CAR AND COUNTERWEIGHT SAFETIES, TYPE F.G.C. (FLEXIBLE GUIDE CLAMP)

square foot. The minimum contract load of elevators lifting automobiles and carriages shall be determined on the basis of 50 pounds per square foot for the first 80 square feet of platform area and 20 pounds for each additional square foot.

For passenger and freight elevators having effective platform areas above 120 square feet (except elevators used for lifting automobiles and carriages, elevators not traveling above the street level and freight elevators in warehouse) the contract load shall be at least 100 pounds per square foot.

### 3.3.7.2. Posting of Information.

A metal plate shall be fastened in a conspicuous place in passenger elevator cars, bearing the following information in at least 1/4 inch letters or figures stamped, etched or raised on the surface of the plate:

The Contract load of the elevator in pounds. (See also 3.3.7.4, *One Piece Loads on Elevators*, Paragraph 5).



# RULES

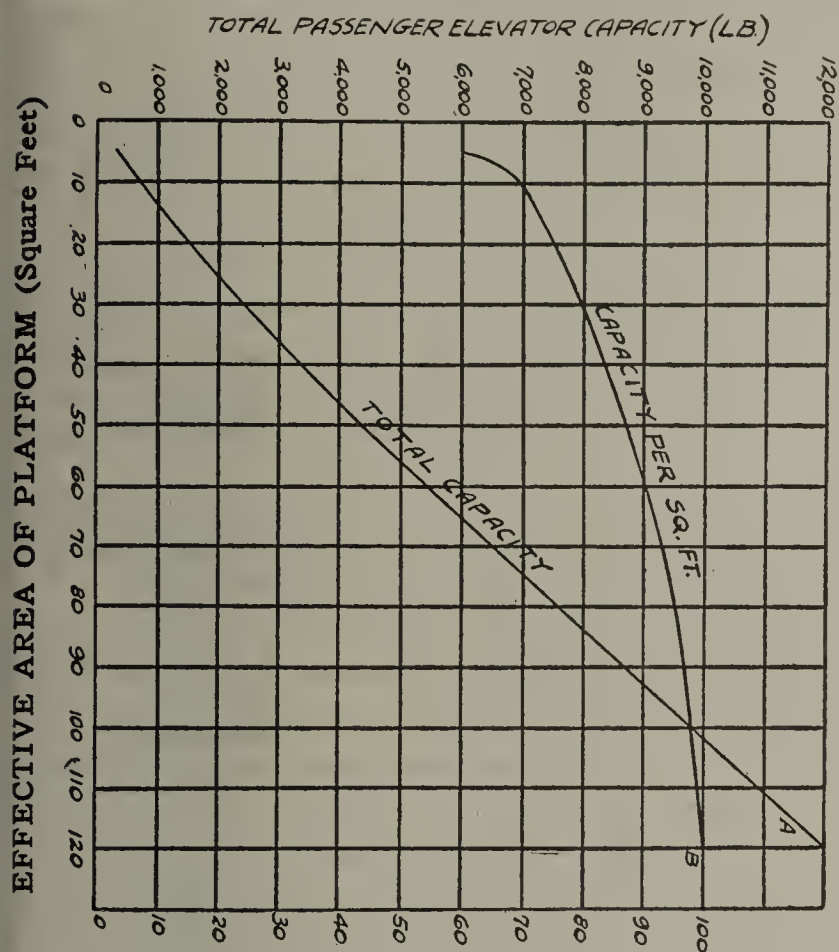


FIG. 4. PLOT SHOWING PASSENGER-ELEVATOR CARRYING CAPACITY CORRESPONDING TO EFFECTIVE PLATFORM AREA

The inspection certificate posted in passenger elevator cars shall state the allowable number of passengers permitted to be carried by the elevator equal to its rated load in pounds divided by 150.

A similar metal plate shall be placed upon the cross-head of passenger and freight elevators and on the bow iron or frame of sidewalk type elevators, bearing the following information:

1. The weight of the complete car, including the safeties.
2. The contract car speed in feet per minute at which the elevator is designed to travel (except sidewalk type elevators).
3. The cable data required by 3.5.1.2, *Information on Capacity Plates*.

The capacity of freight elevators shall be indicated in a conspicuous place in the car in letters and figures at least 1 inch high by the word "CAPACITY," followed by figures giving the contract load in pounds.

## 3.3.7.3. Carrying of Passengers on Freight Elevators.

The use of new freight elevator installations to carry passengers is forbidden unless they conform to all the requirements of these Rules covering passenger elevators.

The carrying of passengers on existing freight elevators shall be permissible provided the elevator conforms in all respects to the requirements of the rules for existing passenger elevators.

## 3.3.7.4. One Piece Loads on Elevators.

Passenger and freight elevators may be used for carrying safes or other one piece loads greater than the contract load of the elevator when the following requirements are met:

1. A "locking device" is provided which will hold the car at any landing independently of the hoisting cables while the safe or other object is being loaded or unloaded.

2. The "locking device" shall be so designed that it cannot be unlocked unless the entire weight of the car and load is suspended on the cables.
3. The wrench or other device for operating the "locking device" shall be removable.
4. The "locking device" shall be designed to withdraw the bars should it come in contact with the landing locks if the car is operated on the up motion.
5. A metal plate shall be provided in the elevator car which shall bear the words "Capacity Lifting Safes" in letters followed by figures giving the capacity in pounds for lifting safes for which the machine is designed, the letters and figures to be at least  $\frac{1}{4}$  inch high, stamped, etched, or raised on the surface of the plate.
6. The car platform, car frame, sheaves, shafts, cables and locking device shall be designed for the specified "Capacity Lifting Safes" with a factor of safety of at least five.
7. The car safeties shall be designed to stop and hold the specified "Capacity Lifting Safes" with the cables intact.
8. Where there is a passageway under the hoistway the machine shall be designed to operate with the "Capacity Lifting Safes" at slow speed and the car safety shall be designed to stop and hold the car and "Capacity Lifting Safes" independently of the cables.
9. For traction machines additional counterweights shall be added so that the total overbalance is at least equal to 45 per cent of the "Capacity Lifting Safes."

## 3.3.7.5. Locking Device Required.

The locking device specified in 3.3.7.4, *One Piece Loads on Elevators*, paragraph 1, shall be provided for any passenger elevator installed for carrying safes or other one piece loads where the weight of such safes or one piece loads equals or exceeds 75 per cent of the contract load.

## 3.3.7.6. Maximum "Capacity Lifting Safes."

The maximum "Capacity Lifting Safes" of any traction elevator shall be  $1\frac{1}{3}$  times the contract load of the elevator.

## 3.3.7.7. Special Switches.

Elevator machines equipped for carrying safes or other concentrated loads greater than the contract load of the elevator shall be provided with special switches near the machine for operating under such conditions.

## 3.3.8. Contract Load Test.

A test of every new elevator shall be made with contract load in the car under the supervision of the Superintendent before the elevator is placed in regular service.

The brakes, limit switches, buffers, car safety and speed governor shall be caused to function in each test, and approval of any elevator shall be granted only upon satisfactory completion of such test.

## 3.4. Machines, Stopping Devices, Control and Operation.

### 3.4.1. Machines and Machinery.

#### 3.4.1.1. Design of Drums and Sheaves.

Drums and leading sheaves shall be of cast iron or steel, and shall have finished grooves which may be faced with materials other than iron and steel, having sufficient traction. U grooves shall be at most  $\frac{1}{16}$  inch larger than the cables.

Hoisting rope sheaves for traction machines shall have sheave grooves designed so that the



# RULES

traction will not be materially decreased by the wear of the grooves.

The diameters of sheaves or drums for hoisting or counterweight cables shall be at least forty times the diameter of the cable (except for sidewalk elevators and except where conditions make impractical the use of sheaves of such size, in which case the Superintendent may permit the use of smaller diameter sheaves). Openings in drums shall be drilled at an angle of less than 45 degrees with the run of the rope and be provided with a rounded corner with a radius at least equal to that of the rope.

#### 3.4.1.2. Factors of Safety.

The factors of safety based on the static loads (the contract load plus the weight of the car, cables, counterweights, and so forth) to be used in the design of elevator hoisting machines shall be at least:

For wrought iron or wrought steel..... 8

For cast iron, cast steel or other materials.. 10

#### 3.4.1.3. Set Screw Fastenings.

The use of set screw fastenings instead of keys or pins is forbidden (except where the connection is not subject to torque).

#### 3.4.1.4. Friction Gearing or Clutch Mechanisms for Passenger Elevators.

The use of friction gearing or clutch mechanisms for connecting the drums or sheaves to the main driving gear is forbidden.

#### 3.4.1.5. Use of Belt or Chain-driven Machines.

The use of belt or chain-driven machines is forbidden.

#### 3.4.1.6. Cast Iron Toothed Worm Gears.

The use of worm gearing with cast iron teeth is forbidden.

#### 3.4.1.7. Brakes Required.

Winding drum and traction machines shall be equipped with brakes applied automatically by springs or gravity when the operative device is at the "stop" position. Electric elevator machines shall be equipped with electrically released brakes.

The release of brakes before power has been applied to the motor is forbidden.

#### 3.4.1.8. Action of the Brake Magnet.

No single ground, short-circuit or counter-voltage shall prevent the action of the brake magnet from allowing the brake to set in the intended manner during normal operation.

No motor-field discharge, counter-voltage, single ground or accidental short-circuit shall retard the action of the brake magnet in allowing the brake to set during emergency stops.

### 3.4.2. Hydraulic Elevator Machines.

#### 3.4.2.1. Construction of Hydraulic Elevator Machines.

Hydraulic elevator machines, whether of the vertical or horizontal type, shall be so constructed and so roped that the piston will be stopped before the car can be drawn into the overhead work. Stops of ample strength shall be provided to bring the piston to rest when under full pressure without causing damage to the cylinder or cylinder head.

#### 3.4.2.2. Metal Guide Rails and Shoes Required for Traveling Sheaves.

Traveling sheaves for vertical hydraulic elevators shall be guided. Guide rails and guide shoes shall be of metal.

#### 3.4.2.3. Side Frames and U-Strap Connections.

Side frames of traveling sheaves for vertical hydraulic elevators shall be either structural or forged steel.

The use of the construction commonly known as the "U-strap connection" between the piston rods and the traveling sheaves is forbidden.

#### 3.4.2.4. Equalizing Cross-Heads and Washers.

Where more than one piston rod is used on the vertical pulling type, an equalizing cross-head shall be provided for attaching the rods to the traveling sheave frame to insure an equal distribution of load on each rod.

Equalizing or cup washers shall be used under the piston rod nuts to insure a true bearing.

#### 3.4.2.5. Gas Releases.

Cylinders of hydraulic elevator machines shall be provided with means for releasing air or other gas.

#### 3.4.2.6. Factor of Safety and True Bearing of Piston Rods of Hydraulic Elevators.

Piston rods of tension type hydraulic elevators shall have a factor of safety of at least eight, based on the cross sectional area at the root of the thread. A true bearing shall be maintained under the nuts at both ends of the piston rod to prevent eccentric loading on the rods.

#### 3.4.2.7. Outlets of Pressure Tanks.

Outlets of pressure tanks shall be located to prevent the probability of the entrance of air or other gas into the elevator cylinder.

#### 3.4.2.8. Packing of Automatic Stop Valves.

Automatic stop valves for elevators shall be packed with cup leathers, or other means shall be used to prevent sticking of the valve stems.

#### 3.4.2.9. Relief Valves.

Each pump connected to the pressure tank of a hydraulic elevator shall be equipped with a relief valve, so installed that it cannot be shut off. The relief valve shall be of sufficient size and so set as to pass the full capacity of the pump at full speed without exceeding the safe working pressure of the pump or tank. The relief valve shall be piped to discharge into the discharge tank or the pump suction. Two or more relief valves may be used to obtain the capacity.

#### 3.4.2.10. Automatic By-Passes.

Elevator pumps, unless equipped with pressure regulations which control the motive power, shall be equipped with automatic by-passes.

#### 3.4.2.11. Pressure Tanks.

Pressure tanks shall be made and tested in accordance with the requirements of the American Society of Mechanical Engineers' Boiler Code for unfired pressure vessels, 1930.

#### 3.4.2.12. Gages

Each pressure tank shall be provided with a water gage glass having brass fittings and valves, attached directly to the tank and so located as to show the level of the water when the tank is more than half filled.

Each pressure tank shall have a pressure gage which correctly indicates pressure to at least one and one-half times the normal working pressure allowed in the tank. This gage shall be connected to the tank by a brass or other corrosion resisting pipe in such a manner that the gage cannot be shut off from the tank (except by a cock with a "T" or lever handle, the T or lever being set in line with the direction of the flow). The cock shall be in the pipe near the gage.

Pressure tanks shall be provided with a 1/4 inch pipe size valved connection for attaching an inspectors' gage while the tank is in service.

#### 3.4.2.13. Vacuum Relief Valves.

Pressure tanks that may be subject to vacuum shall be provided with one or more vacuum relief valves.

Vacuum relief valves shall have openings of sufficient size to prevent the collapse of the tank if a vacuum occurs. If necessary more than one vacuum relief valve may be used to obtain sufficient capacity.



# RULES

## 3.4.2.14. Inspection of Pressure Tanks.

Pressure tanks shall be so located and supported that inspection may be made of the entire exterior.

## 3.4.2.15. Discharge Tanks.

Discharge tanks open to the atmosphere shall be so designed that when completely filled the factor of safety shall be at least four based on the ultimate strength of the material. Discharge tanks shall be covered to prevent the entrance of foreign material and provided with a suitable vent to the atmosphere.

## 3.4.2.16. Hydraulic Elevators Operated by Steam or Gas.

Hydraulic elevators operated from a pressure tank where the fluid pressure is obtained by directly admitting steam, air or other gas to the tank, shall comply with all the rules governing hydraulic elevators.

## 3.4.2.17. Design of Plunger Elevators.

In the design of plunger elevators adequate provision shall be made to stop the plunger as well as the car.

## 3.4.3. Terminal Stopping and Safety Devices.

### 3.4.3.1. Normal Terminal Stopping Devices Required.

Elevators shall be provided with upper and lower normal terminal stopping devices, arranged to stop the car automatically from any speed attained in normal operation within the top and bottom overtravel independent of the operating devices, the final terminal stopping device and the buffers (except that in the case of hand-rope or rod operating devices the normal terminal stopping device may operate in conjunction with the operating devices).

### 3.4.3.2. Installation of Normal Terminal Stopping Devices.

Normal terminal stopping devices shall be installed as follows:

1. Electric elevators having winding drum machines (except sidewalk type elevators and except those operated by hand-rope, wheel or lever devices) shall have stopping switches on the car or in the hoistway operated by the movement of the car.
2. Electric elevators having traction machines (except those operated by hand-rope devices) shall have stopping switches on the car, or in the machine room, or in the hoistway, operated by the movement of the car. Where such stopping devices are located in the machine room, a safety switch shall be provided which will stop the machine should the driving member fail.
3. All electric elevators with hand-rope or rod operating devices shall have stop balls securely fastened to the rope or rod arranged to center the operating device, and (except for sidewalk type elevators) if winding drum machines are used they shall also have an additional device to center the operating device automatically.
4. Hydraulic elevators having a contract speed in excess of 100 feet per minute shall have an automatic stop valve independent of the normal control valve or valves operated either by the car or the machine.
5. Hydraulic elevators having a contract speed of 100 feet per minute or less with hand-rope or rod operating devices shall have stop balls on the operating device.
6. Electric elevators having winding drum machines with lever or wheel operating devices shall have a device to center the operating device automatically.
7. Electric sidewalk type elevators having winding drum machines and hand-rope or pull chain operating devices shall have a

stopping device on the machine and on the operating device.

Electric sidewalk type elevators having winding drum machines and either automatic or continuous pressure operation shall have a stopping device on the machine and in the hoistway. These stopping devices shall not control the same switches unless two or more separate and independent switches are provided, two of which shall be closed to complete the motor and brake circuit in each direction of travel.

### 3.4.3.3. Final Terminal Stopping Devices Required.

Electric elevators (except sidewalk type elevators) shall be provided with upper and lower final terminal stopping devices arranged to stop the car and counterweight automatically from contract speed within the top clearance and bottom overtravel independently of the operation of the normal terminal stopping devices and the operating device, but with buffers operative. This requirement may necessitate the use of auxiliary stopping devices for the car and counterweight.

Final limit switches and oil buffers shall be located so that the engagement of the buffer and the opening of the limit switch will occur as nearly simultaneously as possible. When spring buffers are provided, the final limit switches shall be opened before the buffer is engaged.

Where means are provided to prevent jumping of the car or counterweight it shall only be necessary that the limit switch open before the buffer is fully compressed.

### 3.4.3.4. Installation of Final Terminal Stopping Devices.

Final terminal stopping devices shall be installed in connection with electric elevators (except sidewalk type elevators) as follows:

1. Electric elevators having winding drum machines shall have stopping switches on the machines and also in the hoistway operated by the movement of the car.
2. Electric elevators having traction machines shall have stopping switches in the hoistway operated by the movement of the car.

### 3.4.3.5. Action and Switches of Final Terminal Stopping Devices.

The final terminal stopping device shall act to prevent movement of the car in both directions. The normal and final terminal stopping devices shall not control the same switches on the controller unless two or more separate and independent switches are provided, two of which shall be closed to complete the motor and brake circuit in each direction of travel. When 2-phase or 3-phase alternating current is used to operate the elevator the above switches shall be of the multipole type. In the case of hand-rope, rod, wheel or lever operating devices the normal and final terminal stopping devices may control the same switch on the controller.

When the final terminal stopping device controls the same controller switch or switches as the operating device or the normal terminal stopping device, it shall be connected into the control circuit on the opposite side of the line.

### 3.4.3.6. Prohibited Types of Terminal Stopping Devices.

The use of chain, rope or belt driven machine terminal stopping devices is forbidden for elevators having winding drum machines.

### 3.4.3.7. Automatic Terminal Stopping Devices Required.

Electric elevators having winding drum machines (except sidewalk type elevators) driven by 2-phase or 3-phase alternating current shall have an automatic terminal stopping device arranged to open the main line circuit to the motor and brake directly. This device shall prevent move-



# RULES

ment of the machine in either direction before or coincident with the operation of the final terminal stopping device.

## **3.4.3.8. Enclosure of Terminal Stopping Switches.**

Normal and final terminal stopping switches, whether on the car, in the machine room, or in the hoistway, shall be of the enclosed type.

## **3.4.3.9. Mounting of Terminal Stopping Devices.**

Normal and final terminal stopping devices, where on the car or in the hoistway, shall be securely mounted in such a manner that the movement of the switch lever or roller to open the contacts shall be as nearly as possible in a direction at right angles to a line drawn between the faces of the car guide rails.

## **3.4.3.10. Location of Operating Cams.**

The cams for operating the terminal stopping switches shall be of metal and shall be so located and of sufficient length to maintain the switch in the open position when the car is in contact with the overhead structure or resting on the fully compressed buffer with the overhead structure and the buffer in their normal position.

## **3.4.4. Operation and Control.**

### **3.4.4.1. Maximum Speed for Direct Hand Operated Elevators.**

The operation of elevators having a contract speed in excess of 100 feet per minute by direct hand operated ropes, cables or rods is forbidden.

### **3.4.4.2. Maximum Speed of Elevators Operated by Wheels or Levers; Marking of Hydraulic Elevator Operating Devices.**

The operation of elevators having a contract speed in excess of 150 feet per minute by wheel or lever mechanisms is forbidden (except hydraulic elevators).

Hydraulic elevators operated by a wheel operating device shall be provided with an indicating device in the car to show the position of the control valve. Such device shall be marked and shall indicate "up," "down" and "off." The wheel operating device shall be marked to indicate the direction of motion.

### **3.4.4.3. Access to Operating Ropes or Cables from Outside of the Hoistway.**

The operation of elevators by a rope or cable, access to which is obtained from the outside of the hoistway, is forbidden.

### **3.4.4.4. Overhead Tension Weights.**

Overhead tension weights for hand ropes shall be secured by chains or cables attached to the weights and to a suitable anchorage.

### **3.4.4.5. Hand-rope Guards.**

Guards which will keep the hand-ropes on the sheaves shall be installed.

### **3.4.4.6. Centering Devices Required.**

Freight elevators (except sidewalk type elevators) operated by means of a direct operated hand-rope, shall be provided with a centering device which will insure the operating mechanism being placed in the stop position when it is desired to stop the car.

### **3.4.4.7. Arrangement and Number of Operating Devices.**

The handle of car switch operating devices shall be arranged to return to the "stop" position and lock there automatically when the hand of the operator is removed.

Where more than one operating device is used in a car (except in automatic operation elevators) the operating devices shall be so interlocked that only one can be used at a time. If a single operating device is used, it shall be so located as to be near the car opening serving the greatest number of landing openings.

### **3.4.4.8. Emergency Stop Switches.**

An emergency stop switch, which will cut off the source of power, shall be provided in the car adjacent to the operating device for electric elevators. If the stop button of an automatic operation or continuous pressure operation elevator is a red button marked "stop," it may be used as the emergency stop switch.

One lead to the emergency stop switch shall be run to the car through a separate and independent traveling cable where electric elevators have winding drum machines.

### **3.4.4.9. Disconnecting Switch Required.**

A manually operated multi-pole disconnecting (service) switch shall be installed in the main line of electric elevator machinery.

This switch shall be located adjacent to and visible from the elevator machine or motor generator set. Provision for closing the disconnecting switch from any other part of the building is forbidden. When practicable this switch shall be located in the machine room at the lock-jamb side of the entrance door.

### **3.4.4.10. Independent Breaks Required with Metal-to-Metal Contacts.**

Where metal-to-metal contacts, gravity or spring opened, or a combination of the two, are used on controller switches for stopping elevator machines at least two independent breaks shall be provided.

### **3.4.4.11. Use of Springs or Electric Circuits as Circuit Breakers.**

Breaking the circuit to stop an automatic-control elevator at the terminals shall be independent of the operation of springs in tension or the completion of another electric circuit. If springs are used they shall be in compression. The interruption of the electric circuit shall prevent the movement of the car.

### **3.4.4.12. Grounding of Frames.**

The frame of the electric elevator machine, the frame of the controller, the operating rope if used, and the frames of electric appliances in or on the elevator car shall be effectively grounded.

### **3.4.4.13. Enclosure of "Slack Cable" Switches.**

The electric "slack cable" switches shall be enclosed.

### **3.4.4.14. Forbidden Types of Control Systems.**

The use of control systems which depend on the completion or maintenance of an electric circuit for the interruption of the power and for the application of electro-mechanical brakes at the terminals, for the operation of safeties or the closing of a contactor by an emergency stop button, is forbidden (except that dynamic-braking and speed control devices are exempt from these requirements).

### **3.4.4.15. Arrangement of Operating Levers.**

"Car-switch" and hand-operating levers shall be so arranged that the movement of the lever toward the opening which the operator usually faces will cause the car to descend and the movement of the lever away from the opening will cause the car to ascend.

### **3.4.4.16. Rope Locks Required.**

Freight elevators operated by hand-ropes shall be equipped with rope locks for holding the car at any landing (except

1. Sidewalk type elevators;
2. Elevators equipped with an emergency switch; and
3. Elevators equipped with interlocks or electric contacts).

### **3.4.4.17. Operation of Directional Switches or Operating Valves on Passenger Elevators.**

On mechanically operated passenger elevators the operation of directional switches or operating



# RULES

valves shall not depend solely upon belts or upon cast or malleable iron chains. If a hand-rope is used the cable shall be securely anchored to the operating sheave or drum.

## **3.4.4.18. Automatic Fire Alarm Circuit Breakers.**

The use of a circuit breaker operated automatically by a fire alarm system to cut off the power, or interrupting the operating circuit of a passenger elevator is forbidden.

## **3.4.4.19. Automatic Operation Elevators.**

Automatic operation elevators (except sidewalk elevators the travel of which does not exceed one story) shall comply with the following requirements:

1. If the car has started for a given landing it shall be impossible for an impulse to be given from any landing to send the car in the reverse direction until it has reached the destination corresponding to the first impulse. It shall be permissible to stop the car at any intermediate landing to take on or discharge passengers or attendants going in the original direction.
2. If the car has been stopped to take on or discharge passengers or freight and is to continue in the direction determined by the first impulse, it is permissible to start the car by the closing of the car gate.
3. It shall be impossible to start the car under normal operation unless every hoistway door is closed and locked in the closed position. The use of devices employing locks and contacts of a type where the contact is made when the door is closed and the locking of the door takes place subsequently is forbidden.
4. Where the elevator is used by the general public no buttons shall be provided at any landing to send the car to any other landing.
5. The floating platform construction may be used to permit operation of the car from the landing buttons with the car gate open when there is no passenger in the car under the following conditions:

Each landing door shall be flush with the hoistway edge of its landing saddle and lintel within a tolerance of one-quarter of an inch, plus or minus.

The platform shall prevent the operation of the car from the car push buttons unless the platform is depressed.

It shall be impossible to operate the elevator from the car push buttons unless the car gate is closed.

The platform shall operate when a weight of 30 pounds is placed on it at any point.

The platform shall be so constructed that there is no pocket or recess capable of holding refuse or dirt beneath the platform.

The entire platform within the enclosure and the platform threshold sill shall float.

The installation of handrails in the elevator car is forbidden.

6. An inspector's switch shall be installed on the controller to render all landing buttons inoperative, and when the opening of the emergency stop switch or button does not cancel all registered car and hall calls, the inspector's switch on the controller shall also render all car buttons inoperative and there shall be furnished in the car an Up and Down inspection switch or button which will enable the inspector to operate the elevator in either direction as long as the switch or button is held in contact.

## **3.4.4.20. Continuous Pressure Operation.**

The use of continuous pressure operation for passenger elevators is forbidden (except when they are provided with all of the safety devices required for automatic operation elevators).

## **3.4.4.21. Polyphase Alternating Current Motors.**

Each electric elevator driven by a polyphase alternating current motor shall be provided with a device which will (except in the case of alternating current motors used in motor generator sets) prevent starting the motor if

1. The phase rotation is in the wrong direction; or
2. There is failure in any phase.

## **3.4.4.22. Starting of Electric Elevators After Failure of Power.**

Electric elevators operated by hand cables, lever or wheel operating devices, shall be so arranged that, in case of failure of power, or the opening of car gate, landing door or limit switches, it will be necessary to return the operating device to the "OFF" position before the elevator can again be started.

## **3.4.4.23. Use of Overload Circuit-Breakers.**

If an overload circuit-breaker is used for a direct current rheostatic control electric elevator, the wiring shall be arranged so that the circuit of the brake-magnet coil is opened at the same time that the line circuit is opened.

## **3.4.4.24. Sidewalk Elevator Key Switch.**

Sidewalk elevators the hatch opening of which is located in the sidewalk or other area accessible to the public shall be provided with a device which shall normally prevent the car from opening or closing the sidewalk hatch cover. A switch which can be operated only by a special key and which when closed will permit the car to open and close the sidewalk hatch cover shall be installed on the building wall above the sidewalk at the right hand side of the hoistway when facing the building wall and not over 18 inches horizontally distant from the hoistway. A detachable flexible cord 5 feet or less in length with a continuous pressure button on the free end may be used in lieu of the key switch when desired.

It shall be necessary that the key or button be held manually in position to keep the circuit closed. The elevator may also be operated from the sidewalk or exterior area level by means of the key switch or button.

## **3.4.4.25. Installation of Condensers.**

The installation of condensers the operation of which will hold in any magnet or keep alive any circuit so as to interfere with the proper operation of any new or existing elevator apparatus is forbidden.

## **3.4.5. Limits of Speed.**

### **3.4.5.1. Maximum Speed of Freight and Passenger Elevators.**

The maximum contract speed of passenger and freight elevators (except as otherwise specified in 3.4.5.2, *Maximum Speed of Sidewalk Type Elevators*; 3.4.5.3, *Maximum Speed of Freight Elevators Without Regular Operators*, and 3.4.5.4, *Maximum Speed of Continuous Pressure Operation Freight Elevators*) shall be limited only by the top and bottom clearances as determined by 2.1.4, *Pits, Overtravel and Clearances*.

### **3.4.5.2. Maximum Speed of Sidewalk Type Elevators.**

The maximum contract speed of sidewalk type elevators shall be 35 feet per minute.



# RULES

### 3.4.5.3. Maximum Speed of Freight Elevators Without Regular Operators.

The maximum contract speed of freight elevators without a regular operator (except sidewalk type elevators) unless provided with automatic operation or continuous pressure operation, shall be 100 feet per minute.

### 3.4.5.4. Maximum Speed of Continuous Pressure Operation Freight Elevators.

The maximum contract speed of electric freight elevators with continuous pressure operation (except sidewalk type elevators) shall be 150 feet per minute.

## 3.5. Cables and Signal Systems for Elevators.

### 3.5.1. Cables.

#### 3.5.1.1. Materials for Cables.

Car and counterweight cables shall be iron or steel without covering (except that where liability to excessive corrosion or other hazard exists, marine-covered cables are permitted for freight elevators). The use of marine-covered cables for passenger elevators is forbidden. The use of chains for hoisting is forbidden (except for sidewalk elevators the travel of which does not exceed 15 feet).

#### 3.5.1.2. Information on Capacity Plates.

Where winding drum machines are used, the capacity plate required in 3.3.7.2, *Posting of Information*, shall bear the following information:

#### CABLE SPECIFICATIONS

| Cable                 | Number | Diameter in Inches | Rated Ultimate Strength in Pounds |
|-----------------------|--------|--------------------|-----------------------------------|
| Hoisting              |        |                    |                                   |
| Car Counterweight     |        |                    |                                   |
| Machine Counterweight |        |                    |                                   |

Where traction machines or drum machines without counterweights are used, the capacity plate required in 3.3.7.2, *Posting of Information*, shall bear the following information:

#### CABLE SPECIFICATIONS

|                 | Number | Diameter in Inches | Rated Ultimate Strength in Pounds |
|-----------------|--------|--------------------|-----------------------------------|
| Hoisting Cables |        |                    |                                   |

Where hydraulic machines are used the capacity plate required is 3.3.7.2, *Posting of Information*, shall bear the following information:

#### CABLE SPECIFICATIONS

| Cable             | Number | Diameter in Inches | Rated Ultimate Strength in Pounds |
|-------------------|--------|--------------------|-----------------------------------|
| Hoisting          |        |                    |                                   |
| Car Counterweight |        |                    |                                   |

In addition a metal tag shall be attached to the cable fastenings. On this tag shall be given the diameter, rated ultimate strength, and material of the cable, and the date of the cable installation.

### 3.5.1.3. Load Limit for Cables of Unknown Strength.

Where the rated ultimate strength and material are not known, the loads shall be limited to the loads allowed for iron cable of the same diameter.

### 3.5.1.4. Factors of Safety.

The factor of safety based on static loads for car and counterweight cables for elevators shall be at least the values given in the following figures corresponding to the contract speed of the car.

The factor of safety based on static loads for chains used for hoisting sidewalk elevators shall be at least 5, and for cables 7.

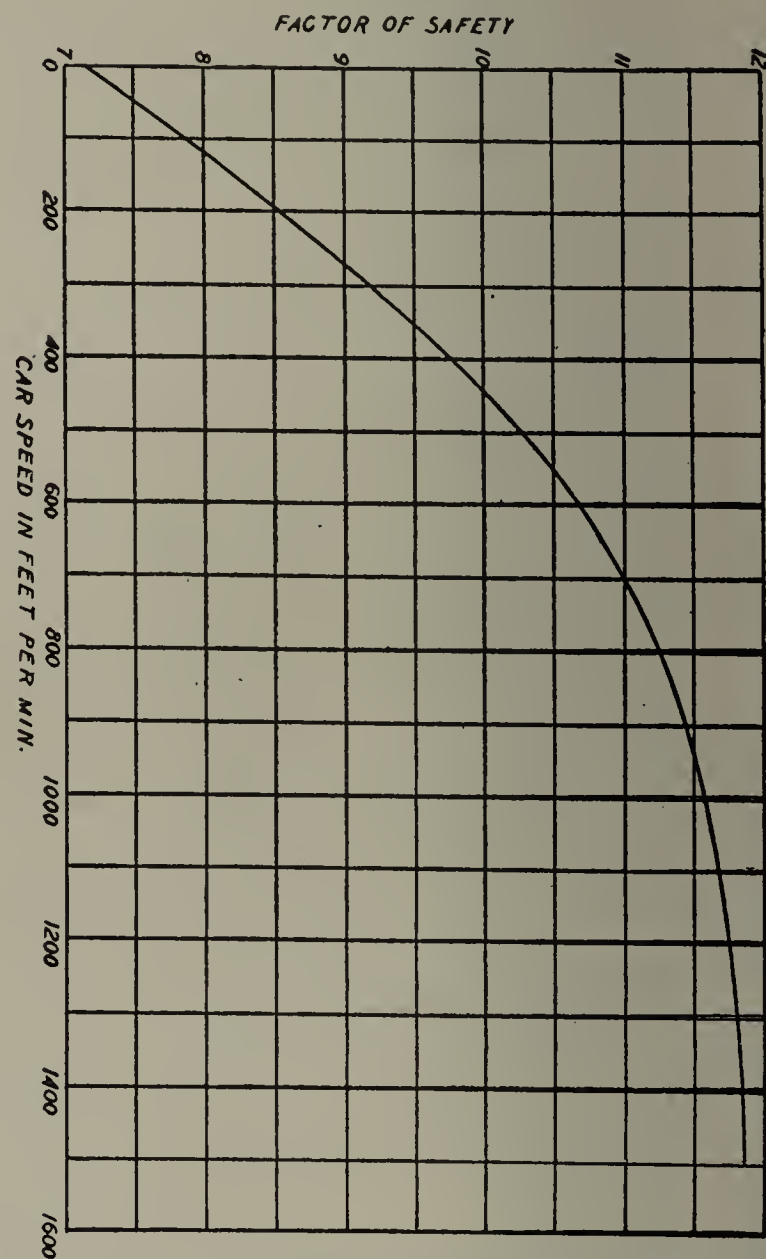


FIG. 5. FACTORS OF SAFETY FOR HOISTING AND COUNTERWEIGHT CABLES FOR PASSENGER ELEVATORS

### 3.5.1.5. Number and Diameter of Cables and Computed Load.

The number and diameter of the cables shall be determined by using the factor of safety found in 3.5.1.4, *Factors of Safety*, together with the rated ultimate strength of the cable. The computed load on the cables shall be the weight of the car, plus its contract load, plus the weight of hoisting cables and the compensation.

The minimum number of cables used with traction elevators shall be 3. The minimum number of cables used with winding drum elevators shall be 2.



# RULES

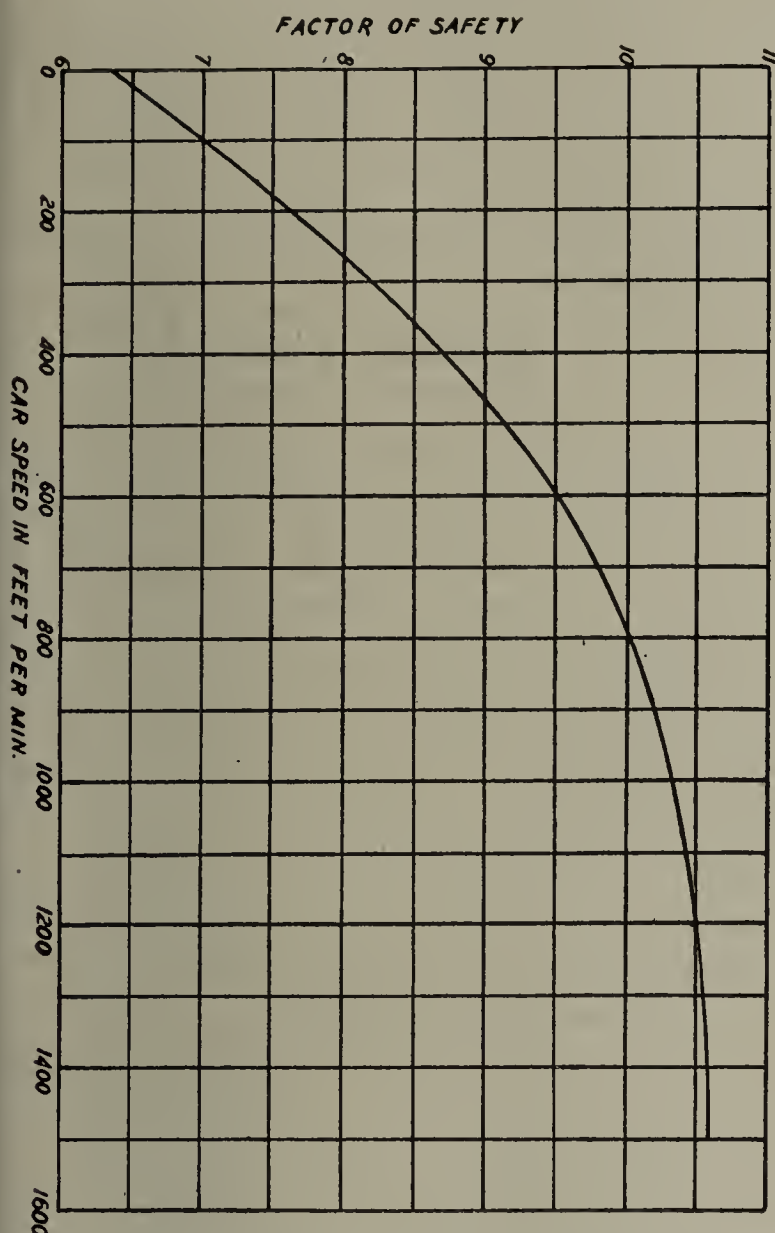


FIG. 6. FACTORS OF SAFETY FOR HOISTING AND COUNTERWEIGHT CABLES FOR FREIGHT ELEVATORS

The use of hoisting ropes less than  $\frac{1}{2}$ -inch in diameter for elevators is forbidden (except that where conditions make impractical the use of rope of the size specified, the Superintendent may permit the use of rope  $\frac{7}{16}$  of an inch in diameter).

## 3.5.1.6. Anchoring of Cables to Winding Drums.

Cables anchored to winding drums shall have at least one turn of cable on the winding drum when the car or counterweight has reached the extreme limit of its overtravel.

## 3.5.1.7. Lengthening or Repairing Cables by Splicing Forbidden.

The repair or lengthening of car or counterweight cables by splicing is forbidden.

## 3.5.1.8. Securing Winding Drum Ends of Cables.

The winding drum ends of car or counterweight cables shall be secured by clamps on the inside of the drums or by one of the methods specified in the following paragraphs for fastening cables to cars or counterweights.

## 3.5.1.9. Fastening Car and Counterweight Ends of Cables.

The car and counterweight ends of cables shall be fastened by individual tapered babbitted sockets, or by other methods approved by the Superintendent (except that spliced eyes and return loops are forbidden). Other fastenings may be used for compensating counterweight cables and for plunger elevators.

Adjustable shackle rods shall be used to attach cables to cars and counterweights in such a manner that all portions of the cable (except the portion in the socket) shall be readily visible.

## 3.5.1.10. Method of Socketing Cables.

If a babbitted socket is used, the length of the socket shall be at least 4.75 times the diameter of the cable. The hole at the small end shall be as given in the following table:

| Nominal Diameter of Cable in Inches        | Inside Diameter of Small End of Cable Socket                                  |
|--------------------------------------------|-------------------------------------------------------------------------------|
| $\frac{1}{4}$ to $\frac{7}{16}$ inclusive  | shall not be more than $\frac{1}{16}$ inch larger than actual cable diameter. |
| $\frac{1}{2}$ to $\frac{3}{4}$ inclusive   | shall not be more than $\frac{3}{32}$ inch larger than actual cable diameter. |
| $\frac{7}{8}$ to $1\frac{1}{8}$ inclusive  | shall not be more than $\frac{1}{8}$ inch larger than actual cable diameter.  |
| $1\frac{1}{4}$ to $1\frac{1}{2}$ inclusive | shall not be more than $\frac{3}{16}$ inch larger than actual cable diameter. |

The small end of the socket shall be free from cutting edges. The hole at the large end of the socket shall be at least  $2\frac{1}{4}$  times the diameter of the cable. A socket shall be drop-forged steel, steel casting, or formed in a substantial block of cast iron. The socket shall be of such strength that the cable will break before the socket is perceptibly deformed.

The ends of wire rope shall be served with three seizings at each side of any point at which the rope is to be cut.

Only annealed iron wire shall be used as seizing wire. The wires should be wound tight and even. The twisted ends of the seizings shall be so placed that they fall into the valleys between strands and away from the end of the rope.

The first two seizings shall be at least  $\frac{1}{2}$ -inch long, and the third seizing at least  $\frac{3}{4}$ -inch long. The first seizing shall be close to the cut and the second seizing shall be spaced within  $2\frac{1}{4}$  inches from the first seizing. The third seizing shall be at a distance from the second seizing equal to the length of the socket.

The use of tape as a substitute for annealed-iron-wire seizing is forbidden.

The ropes thus served shall be slipped into the socket a sufficient distance for manipulating and after removing the first two seizings the strands shall be opened up and the hemp center cut out as close as possible to the remaining seizing.

Then all grease shall be wiped off the extended strands and the lubricant carefully removed by washing with gasoline. The ends of the strands shall then be bent in and bunched close together, and the rope pulled back as far as possible so that the strands rest in the basket with the third seizing slightly projecting outside the mouth of the socket.

The socket, now being ready for pouring the babbitt, shall be warmed and shall be held vertical and truly axial with the rope to be socketed. Tape or waste may be wound around the rope at the base of the socket to prevent the metal from seeping through, but must be removed after the babbitt has cooled off. Pure babbitt only, free of dross, shall be used, heated to a temperature just sufficient to produce fluidity.

If the seizing and socketing has been done properly, the original and uniform relation of tension obtained by correct manufacture will be undisturbed; any loss of rope lay is a clear indication of careless seizing and socketing.



# RULES

## 3.5.1.11. Reroping and Shortening of Cables.

Whenever an elevator is reroped or its ropes shortened, the top car and counterweight clearances shall be at least those specified in 2.1.4.3, *Top Clearances*.

## 3.5.2. Emergency Signals.

### 3.5.2.1. Emergency Signals or Telephones Required.

Automatic operation passenger or freight elevators (except sidewalk elevators the travel of which does not exceed 15 feet) shall be provided with an audible emergency signal operative from the car and located outside of the hoistway, or shall be provided with a telephone. The emergency alarm shall be clearly audible in the office, power house, or room in which an employee is ordinarily located.

### 3.5.2.2. Telephone Connection Required.

Passenger elevators in private residences shall be provided with a telephone permanently connected to a central exchange.

### 3.5.2.3. Signal Systems on Freight Elevator Hoistways.

The hoistway of every freight elevator (except automatic-operation and continuous pressure operation and sidewalk elevators) shall be provided with a signal system by means of which signals can be given from any landing whenever the elevator is desired at that landing.

## RULE 4. HAND POWER ELEVATORS

### 4.1. Hoistway Construction.

#### 4.1.1. Fire Resistive Hoistway Enclosures.

##### 4.1.1.1. Hoistways to Be Fire Resistive.

Hoistway enclosures of all elevators shall comply with Section 373 of Article 18, of Chapter 5 of the Code of Ordinances, and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law (except sidewalk elevators, the travel of which does not exceed one story).

##### 4.1.1.2. Landing Openings to Be Protected.

Landing openings in a fire resistive hoistway enclosure shall be provided with fire resistive doors, panels or fronts which comply with Section 373 of Article 18, of Chapter 5 of the Code of Ordinances, and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law (except that they must first comply with 2.3.1.1, *Automatic Fire Doors Functioning by Heat*). For elevators whose contract load is 2,000 pounds or more, the aggregate clear width of the hoistway doors shall be at least 30 inches and the clear height shall be at least 78 inches.

##### 4.1.1.3. Strength of Hoistway Enclosures.

The hoistway enclosure adjacent to a landing opening shall be of sufficient strength to support in true alignment the hoistway doors with their operating mechanism.

#### 4.1.2. Non-fire Resistive Hoistway Enclosures.

Non-fire resistive hoistway enclosures shall be permitted only for sidewalk elevators, the travel of which does not exceed one story. Where non-fire resistive construction is permitted, hoistways shall be enclosed to a height of 6 feet (except on the sides used for loading or unloading).

##### 4.1.2.1. Materials for Enclosures.

Enclosures shall be building walls, solid or latticed partitions, of incombustible material, grillwork, metal grating, expanded metal or fire-proofed wood. Where wire grillwork is used,

the wire shall be at least 0.0915 inches in diameter (Number 13 Steel Wire Gage), and the maximum size of mesh shall be 2 inches. Where expanded metal is used, its minimum thickness shall be 0.094 inches (Number 13 United States Gage).

The maximum spacing between vertical bars shall be 1 inch.

#### 4.1.3. Clearance Between Cars and Hoistway Enclosures.

##### 4.1.3.1. Clearance Between Car Platforms and Landing Saddle.

The maximum clearance between the car platform and the landing saddle shall be 3 inches for freight elevators and 2 inches for passenger elevators (except that where the operating rope is located at the side of the platform, this clearance shall not exceed 1 inch).

##### 4.1.3.2. Clearance Between Hoistway Enclosure and Loading Side of Car Platform.

The maximum permissible clearance between a hoistway enclosure and a loading side of the car platform opposite a car entrance shall be 5 inches (except when the doors are installed wholly within the hoistway in which case the maximum permissible clearance shall be 7½ inches).

#### 4.1.4. Overtravel for Hand Elevators.

An overtravel of at least 18 inches shall be provided at the top for hand elevators (except for sidewalk elevators). No overtravel is required at the bottom.

#### 4.1.5. Machine Supports, Loads on Supports and Factors of Safety.

##### 4.1.5.1. Machine Supports.

Machinery and sheaves shall be so supported and held as effectually to prevent any part from becoming displaced. The supporting beams shall be of steel or reinforced concrete. Beams are not required under machinery supported on independent foundations or on the floor of the machine rooms, if such foundation or floor is properly constructed to support the loads.

##### 4.1.5.2. Loads on Supports.

Loads on overhead beams and their supports shall be computed as follows:

The total load on overhead beams shall be assumed as equal to the weight of all apparatus resting on the beams plus twice the maximum load suspended from the beams.

The load resting on the beams shall include the complete weights of machine, sheaves and similar equipment. The load suspended from the beams shall include the sum of the tensions of all cables suspended from the beams.

##### 4.1.5.3. Hanging of Machinery Underneath Supporting Beams.

The hanging of elevator machinery underneath the supporting beams at the top of the hoistway is forbidden (except for idler or deflecting sheaves with their guards and frames, devices for limiting or retarding the car speed and their accessories).

##### 4.1.5.4. Factors of Safety.

The factor of safety for overhead beams and their immediate supporting beams based on the ultimate strength of the material which, if of steel, shall conform to the standard specifications of the American Society for Testing Materials, Designation, A 7-29, the loads being assumed as in 4.1.5.2, *Loads on Supports*, shall be at least the following:

For steel..... 4  
For reinforced concrete..... 7

#### 4.1.6. Gratings Under Machinery.

A metal grating capable of supporting 50 pounds per square foot shall be installed under the overhead



# RULES

machinery. Openings in such gratings shall reject a ball  $1\frac{1}{2}$  inches in diameter.

## 4.1.7. Thoroughfares Under Elevator Hoistways or Counterweights.

Thoroughfares under hoistways or counterweights are forbidden unless there is a structure under the hoistway or counterweight sufficiently strong to withstand the impact of the car with contract load, or the impact of the counterweight, when either is dropped freely in its guides from the upper limit of overtravel, provided that for cars or counterweights equipped with broken rope safeties and speed retarders, the impact shall be computed for the maximum attainable speed.

## 4.2. Hoistway Guards and Screens.

### 4.2.1. Hatch Covers for Sidewalk Elevators.

Where the top hatch opening of sidewalk elevators is wholly or partially outside the building wall, the hatch covers shall be of the hinged type or the vertically lifting type and shall be capable of sustaining a live load of 300 pounds per square foot. The maximum permissible dimensions of sidewalk openings shall be 5 feet at right angles to and 6 feet parallel to the building line (except by permission of the Borough President). The side of the opening nearest the building shall be 4 inches or less from the building wall (except that where conditions make this impractical this distance may be increased subject to the approval of the Superintendent).

Where hinged type covers are used, the line of the hinges shall be at right angles to the building line. Where the covers open toward any obstruction the space between the fully opened cover and such obstruction shall be at least 18 inches. Where vertical lifting covers are used, there shall be a clearance of at least 2 feet between the cover and any obstruction above it when the elevator is at the top of its overtravel.

Hatch covers shall be self-closing and the fastening or holding open of the covers when the car is away from the top landing is forbidden (except where the hatch opening is in an area inaccessible to the public).

Where the top hatch opening of sidewalk elevators is wholly inside the building wall, hinged or vertically lifting type covers may be used, or doors may be provided complying with 4.3, *Hoistway Doors*. Such doors shall be so arranged that they can only be opened or unlocked from the outside of the hoistway when the car is at the landing.

### 4.2.2. Counterweight Runways Outside of the Hoistway.

Runways for counterweights located outside of the elevator hoistway shall be solidly enclosed throughout their height (except that when the runway is located outside of the building it shall be enclosed to a height of at least 7 feet from the ground).

## 4.3. Hoistway Doors.

### 4.3.1. Automatic Fire Doors Functioning by Heat.

No automatic fire door, the functioning of which is dependent on the action of heat, shall lock any landing opening in the hoistway enclosure of any passenger elevator or any exit leading from any hoistway landing door to the outside of the structure.

### 4.3.2. Protection of Landing Openings.

Landing openings in hoistway enclosures shall be protected by sliding or swing doors complying with the fire resistive requirements for doors in such enclosures.

In addition to such doors landing openings in hoistway enclosures shall be furnished with gates at least 30 inches high which close when the car leaves the landing unless the landing doors are made in two parts, one above the other, the lower part extending at least 30 inches above the floor, and arranged to open only after the upper part has been opened and which must be closed before the top part is closed.

### 4.3.3. Opening of Hoistway Doors.

Hoistway doors of elevators serving more than two floors shall not be openable from the landing side unless:

1. The word "ELEVATOR" is conspicuously displayed on the landing side of the doors, and,
2. Unless the hoistway door is equipped with two spring locks or latches, one of which is at least 6 feet above the floor.

### 4.3.4. Hanger Guards and Stops.

Means shall be provided to prevent hangers for all sliding hoistway doors from jumping the tracks. Stops shall also be provided to prevent the hanger carriage from leaving the ends of the track, or suitable stops may be provided on the door only.

### 4.3.5. Vision Panels.

For elevators which can be operated from outside of the hoistway, hoistway doors may be provided with a vision panel. Such panels shall be of clear wired glass with a maximum area of 80 square inches.

### 4.3.6. Strength of Hoistway Doors.

Hoistway doors shall withstand a force of 75 pounds applied perpendicularly to the door at any point without being sprung from their guides.

### 4.3.7. Size of Hoistway Doors.

Hoistway doors when closed shall guard the full width of the landing openings and shall extend the full height from the landing saddle to the top of the landing opening.

### 4.3.8. Door Counterweight Enclosures.

Door counterweights shall run in metal guides from which they cannot become dislodged, or shall be boxed in. The bottoms of the guides or boxes shall be so constructed as to retain the counterweight if the counterweight rope breaks.

## 4.4. Car Construction and Safeties.

### 4.4.1. Car Construction.

#### 4.4.1.1. Car Enclosures.

Cars (except for sidewalk elevators) shall be enclosed on the top and sides not used for entrance. Enclosures shall be of solid or openwork rigidly braced with steel. Where slats, bars or wire mesh are used, the openings shall reject a ball 2 inches in diameter. Where sheet metal is used, it shall be at least as thick as Number 16 United States Gage. Where wire mesh is used, the wire shall be at least 0.135 inches in diameter (Number 10 Steel Wire Gage). Enclosures shall not deflect more than  $\frac{1}{4}$  inch when a force of 75 pounds is applied perpendicularly to the enclosure at any point. The car enclosure shall be securely fastened to the car platform or frame so that it cannot work loose or become displaced in ordinary service.

Cars for sidewalk elevators shall be enclosed on the sides not used for entrance to the spring of the bow iron but at least 4 feet above the platform. If the enclosure is openwork of bars, slats or wire mesh the openings shall reject a ball 4 inches in diameter. Wire mesh enclosures shall be of wire at least 0.0915 inches in diameter (Number 13 Steel Wire Gage).

#### 4.4.1.2. Materials and Factors of Safety.

Car frames and platforms shall be of metal or sound seasoned wood designed with a factor of safety of at least four for metal or six for wood on the contract load uniformly distributed. The frame members shall be securely bolted and braced.

#### 4.4.1.3. Use of Glass.

The use of glass is forbidden in elevator cars (except to cover certificates, directories, lighting fixtures and appliances necessary for the operation of the car). The maximum size of a piece of glass shall be 1 square foot unless laminated or otherwise shatterproof, but the total area of such glass used in the car in connection with



# RULES

lighting fixtures, whether in one or more pieces, shall be at most 4 square feet.

#### 4.4.1.4. Protection of Cars Operating in Hoistways Outside of Structures.

Elevator cars, operating in hoistways outside of structures, which are enclosed only at the ground landing, shall be protected on the exposed sides by independently operated gates or by self-closing gates.

#### 4.4.2. Car Compartments.

Hand elevator cars upon which persons are permitted to ride shall have only one compartment.

#### 4.4.3. Car Safeties.

If the rise of an elevator exceeds 15 feet it shall be equipped with an approved safety device attached to the under side of the car which will immediately stop and hold the car and contract load, if the suspension means breaks.

#### 4.4.4. Capacity and Loading.

##### 4.4.4.1. Minimum Contract Load of Passenger Elevators.

The contract load of passenger elevators shall be at least 50 pounds per square foot of platform area inside of the car enclosure.

##### 4.4.4.2. Information Plate Required.

A metal plate shall be fastened in a conspicuous place in the elevator car and shall bear the following information, in at least  $\frac{1}{4}$  inch letters or figures, stamped, etched or raised on the surface of the plate:

1. The contract load of the elevator in pounds.
2. The maximum number of passengers to be carried, based on 150 pounds per person (if a passenger elevator).

##### 4.4.4.3. Tests.

A contract load test of every new hand power elevator as to operation of the car safety, brake and speed retarding devices shall be made before the elevator is placed in regular service.

#### 4.5. Guides, Buffers and Counterweights.

##### 4.5.1. Guide Rails.

Car and counterweight guide rails shall be of steel or wood (except that where the car travel exceeds 35 feet and in structures over 150 feet tall, the rails shall be of steel). Joints in steel rails shall be either tongued and grooved or doweled and fitted with splice plates. Joints in wood rails shall be tongued and grooved or doweled and screwed to backing pieces or brackets. Guide rails shall be securely fastened with through bolts, wood screws, or clips of such strength, design and spacing that the maximum deflection of the guide rails and their fastenings under normal operation shall be  $\frac{1}{4}$  inch or less, particularly where in contact with the guide shoe when the car is at the landing. Guide rails shall withstand the application of the safety when stopping a fully loaded car or the counterweight. The guiding surfaces of the guide rails for elevators requiring safeties shall be finished smooth. Guide rails shall be "bottomed" on suitable supports and extended at the top to prevent guide shoes running off in case the overtravel is exceeded.

##### 4.5.2. Car and Counterweight Buffers.

Car buffers of the spring type or their equivalent shall be installed in the pits of passenger elevators.

Buffers shall be located symmetrically with reference to the center of the car.

##### 4.5.3. Counterweights.

Counterweights shall run in guide rails and shall not be boxed unless incombustible material is used.

Sections of counterweights for passenger elevators, whether carried in frames or otherwise, shall be secured by at least two tie-rods passing through holes in the section. The tie-rods shall have lock nuts at each end. The lock nuts shall be secured by cotter pins.

#### 4.6. Machines and Suspension Members.

##### 4.6.1. Machines and Machinery.

###### 4.6.1.1. Brakes Required.

Elevators shall be equipped with a hand brake

operating in both directions of motion or a combined automatic brake and speed retarder operating in both directions of motion (except when motive power is derived through use of a self-locking or non-overhauling worm gear drive).

###### 4.6.1.2. Factors of Safety.

The factors of safety based on the static loads to be used in designing parts of hoisting machines shall be at least eight for wrought iron or steel and ten for cast iron or other materials.

###### 4.6.1.3. Set Screw Fastenings.

The use of set screw fastenings instead of keys or pins is forbidden (except where the connection is not subject to torque).

###### 4.6.1.4. Suspension of Sheaves or Idlers.

The suspension of sheaves or idlers in cast iron stirrups from the under side of the supporting beams is forbidden.

###### 4.6.1.5. Conversion to Power Elevator Forbidden.

Equipping a hand power elevator machine with any means or attachment for applying any other power is forbidden, unless such elevator is permanently and completely converted into a power elevator complying with the requirements for power elevators.

###### 4.6.1.6. Rope Gripping Attachments or Clutch Mechanisms.

The application of power to hand elevators by means of rope gripping attachments or clutch mechanisms is forbidden.

#### 4.6.2. Suspension Members.

##### 4.6.2.1. Suspension Fastening Tag.

A metal tag shall be attached to the suspension fastenings stating the sizes, rated ultimate strength and material of the suspension and the date of its installation.

##### 4.6.2.2. Suspension Members and Factor of Safety.

The number of suspension members for both car and counterweight shall be at least two. Suspension members shall be of iron, steel or marline covered.

The factor of safety used in determining the size of the suspension member shall be at least five, based on the weight of the car and its contract load.

##### 4.6.2.3. Adjustment of Suspension Members.

Suspension members shall be so adjusted that either the car or the counterweight shall bottom before the counterweight or the car strikes any part of the overhead structure.

##### 4.6.2.4. Securing of Suspension Members.

Suspension members secured to a winding drum shall have at least one complete turn of the suspension member around the winding drum when the car or counterweight has reached the extreme limit of its overtravel.

The drum end of cables shall be secured by clamps or sockets inside the drum.

##### 4.6.2.5. Platform Elevators.

Platform elevators shall not be used for passenger service or for a travel of over 15 feet and shall not have a platform area greater than 50 square feet.

## RULE 5. DUMBWAITERS

### 5.1. Hoistway Construction.

#### 5.1.1. Fire Resistive Hoistway Enclosures.

##### 5.1.1.1. Hoistways to Be Fire Resistive.

Hoistway enclosures of dumbwaiters shall comply with Section 373 of Article 18 of Chapter 5 of the Code of Ordinances and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law (except dumbwaiters the travel of which does not exceed one story).



# RULES

## 5.1.1.2. Landing Openings to Be Protected.

Landing openings in a fire resistive hoistway enclosure shall be provided with fire resistive doors, panels or fronts which comply with Section 373 of Article 18 of Chapter 5 of the Code of Ordinances, and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law.

## 5.1.2. Use of Non-Fire Resistive Hoistway Enclosures.

### 5.1.2.1. Non-Fire Resistive Enclosures.

Non-fire resistive hoistway enclosures shall be permitted only for dumbwaiters the travel of which does not exceed one story. Where non-fire resistive enclosures are permitted, hoistways for power dumbwaiters shall be enclosed to the full height of the hoistway (except on the sides used for loading or unloading).

### 5.1.2.2. Enclosure of Hoistway Sides Used for Loading and Unloading.

The hoistways of power dumbwaiters shall be enclosed from floor to ceiling (except for the landing opening).

### 5.1.2.3. Materials for Enclosures.

Enclosures shall be building walls, solid or latticed partitions, of incombustible material, grillwork, metal grating, expanded metal or fireproofed wood. Where grillwork is used, the wire shall be at least 0.0915 inches in diameter (Number 13 Steel Wire Gage) and the maximum size of mesh shall be 2 inches. Where expanded metal is used its minimum thickness shall be 0.094 inches (Number 13 United States Gage).

The maximum spacing between vertical bars shall be 1 inch.

### 5.1.2.4. Netting Required on Enclosures.

When either of the following conditions exists, openings in the enclosures shall be covered with a netting of square mesh  $\frac{1}{2}$  inch or less in size made of wire at least 0.0348 inches in diameter (Number 20 Steel Wire Gage):

1. The clearance between the enclosure and any part of the car, counterweight or any sliding landing door is less than 1 inch.
2. The enclosure is grill or open work having openings which will pass a  $\frac{1}{2}$  inch diameter ball, and the openings in the enclosure are less than 6 feet above any landing, stairway, floor or platform.

## 5.1.3. Supports and Factors of Safety.

### 5.1.3.1. Machine Supports.

Machinery and sheaves shall be so supported and held as effectually to prevent any part from becoming displaced. The supporting beams shall be of steel or reinforced concrete (except that where the travel does not exceed four floors or 50 feet, wood beams may be used). Beams are not required under machinery supported on independent foundations or on the floor of the machine rooms, if such foundation or floor is properly constructed to support the loads.

### 5.1.3.2. Loads on Supports.

Loads on overhead beams and their supports shall be computed as follows:

The total load on overhead beams shall be assumed as equal to the weight of all apparatus resting on the beams plus twice the maximum load suspended from the beams.

The load resting on the beams shall include the complete weights of machine, sheaves, controller (if used) and similar equipment. The load suspended from the beams shall include the sum of the tensions of all cables suspended from the beams.

### 5.1.3.3. Factors of Safety.

The factor of safety for overhead beams and

their immediate supporting beams, based on the ultimate strength of the material which, if of steel, shall conform to the standard specifications of the American Society for Testing Materials, Designation A 7-29, the loads being assumed as in 5.1.3.2, *Loads on Supports*, shall be at least the following:

|                              |   |
|------------------------------|---|
| For steel.....               | 4 |
| For reinforced concrete..... | 7 |
| For timber.....              | 9 |

## 5.1.4. Thoroughfares Under Dumbwaiters and Their Counterweights.

Thoroughfares under hoistways of dumbwaiters or their counterweights are forbidden unless there is a structure under the hoistway sufficiently strong to withstand, without injury, the impact of the car with contract load, or the impact of the counterweight, when either is dropped freely in its guides from the upper limit of overtravel; provided that, for cars or counterweights equipped with governor operated safeties, the impact shall be computed for governor tripping speed.

When broken rope safeties are used, the impact shall be computed for a free drop of the car from one-third of its travel.

## 5.1.5. Counterweight Runway Enclosures.

Runways for counterweights located outside of the dumbwaiter hoistway shall be solidly enclosed throughout their height (except that when the runway is located outside of the structure it shall be enclosed to a height of at least 7 feet from the ground).

## 5.1.6. Cable Enclosures.

Where cables of power dumbwaiters pass through floors outside the hoistway enclosures, such cables shall be guarded to a height of at least 6 feet from each floor with a standard power transmission guard. Floor openings shall be not greater than necessary for the free passage of the cables.

## 5.2. Landings.

### 5.2.1. Doors at Dumbwaiter Landings.

#### 5.2.1.1. Doors Required on Dumbwaiter Landing Openings.

Landing openings in power dumbwaiter enclosures and in fire resistive enclosures for hand power dumbwaiters shall be equipped with doors.

#### 5.2.1.2. Doors at Power Dumbwaiter Landings.

Hoistway doors for power dumbwaiters shall be equipped with electric contacts and locks which will prevent the operation of the machine while any hoistway door is open and prevent the opening of the door unless the car is at a landing.

## 5.3. Dumbwaiter Construction.

### 5.3.1. Car Construction.

#### 5.3.1.1. Strength and Stiffness.

Dumbwaiter cars shall be of such strength and stiffness that they will not deform appreciably if the load leans or falls against the sides of the car.

#### 5.3.1.2. Materials and Construction.

Cars shall be made of wood, fireproofed wood or metal, reinforced at the point of suspension.

Metal cars, if sectional, shall be rigidly riveted, welded or bolted together. Cars may be provided with hinged, removable or movable shelves and, also, may have such other sectional parts as are desired.

#### 5.3.1.3. Allowable Loads.

Dumbwaiter cars, machines and suspension means shall at least be capable of sustaining the contract load.

Cars having a platform area of 4 square feet or more shall be capable of sustaining the loads given in the following table, but the motive power may be insufficient to raise the structural capacity load:



# RULES

| Minimum Allowable Dumbwaiter Capacities<br>Corresponding to Effective Platform Area<br>Horizontal Area in<br>Square Feet | Structural Capacity in<br>Pounds |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 4                                                                                                                        | 100                              |
| 5                                                                                                                        | 150                              |
| 6.25                                                                                                                     | 300                              |
| 9                                                                                                                        | 500                              |

## 5.3.1.4. Information Plate.

A metal plate bearing the name of the manufacturer and the contract load shall be placed in a conspicuous place in the dumbwaiter car and on the machine.

## 5.3.2. Dumbwaiter Machines.

### 5.3.2.1. Fastenings and Factors of Safety.

Dumbwaiter machines shall be securely fastened to their supports. The factors of safety, based upon the ultimate strength of the material, and the contract load plus the weight of the car, suspension means, counterweights, and similar apparatus to be used in the design of dumbwaiter machines shall be at least six for steel and nine for cast iron or other materials. The use of set screw fastenings in place of keys or pins is forbidden (except where the connection is not subject to torque).

### 5.3.2.2. Suspension of Sheaves or Idlers.

The suspension of sheaves or idlers in cast iron stirrups from the under side of the supporting beam is forbidden.

## 5.3.3. Guides.

### 5.3.3.1. Material for Guides.

Guides shall be of wood or metal (except that metal guides shall be used where the travel exceeds four floors or 50 feet and in structures over 150 feet tall).

### 5.3.3.2. Fastenings and Joints of Guides.

Guides shall be rigidly secured to the hoistway and the joints of metal guides either tongued and grooved or doweled and fitted with splice plates. Joints in wood guides shall be tongued and grooved or doweled and screwed to backing pieces or brackets.

One set of guides may be used for both the car and the counterweight.

## 5.3.4. Counterweights.

Counterweights for hand dumbwaiters and for power dumbwaiters with a contract load of less than 100 pounds and a contract speed of less than 100 feet per minute, if sectional, shall be carried in suitable frames.

Sections of counterweights for power dumbwaiters having a capacity exceeding 100 pounds or a speed exceeding 100 feet per minute, shall be secured by at least two tie-rods passing through holes in all sections, unless suitable counterweight frames or boxes are provided. The tie-rods shall have lock nuts at each end. The lock nuts shall be secured by cotter pins.

## 5.3.5. Suspension Means.

### 5.3.5.1. Required Suspension Means.

Suspension means for hand dumbwaiters may be of hemp.

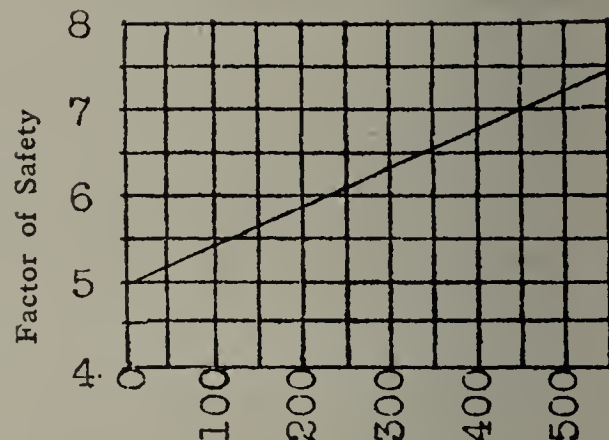
Suspension means for power dumbwaiters shall be of metal and where exposed to corrosion shall be provided with a suitable protective covering. Suspension means may consist of a single member.

### 5.3.5.2. Factor of Safety.

The minimum factor of safety of the suspension means for power dumbwaiters shall be at least the values given in the following figure corresponding to the contract speed of the car.

The minimum factor of safety of suspension means for hand power dumbwaiters shall be five.

The minimum factor of safety for tapes shall be 25 per cent greater than that given in the following figure:



Contract Speed (Feet per Minute)

FIG. 7. FACTOR OF SAFETY

## 5.3.5.3. Number and Size of and Computed Load on Suspension Means.

The number and size of the suspension means shall be determined by using the factor of safety found in 5.3.5.2, *Factor of Safety*, and the rated ultimate strength of the suspension means. The computed load on the suspension means shall be the sum of all suspended weights, plus the contract load.

## 5.3.5.4. Lengthening or Repairing of Suspension Means by Splicing Forbidden.

Lengthening or repairing the car or counterweight suspension means of dumbwaiters by splicing is forbidden.

## 5.3.5.5. Securing of Winding Drum Ends of Suspension Means.

The winding drum ends of the car and counterweight suspension means shall be secured by clamps or sockets inside the winding drum.

Suspension means secured to a winding drum shall have at least one turn on the winding drum when the car or counterweight has reached the extreme limit of its overtravel.

## 5.4. Speed, Control and Safeties for Power Dumbwaiters.

### 5.4.1. Speed and Control.

#### 5.4.1.1. Maximum Speed for Dumbwaiters Controlled by Hand Ropes.

The maximum permissible speed for power dumbwaiters controlled by hand ropes shall be 50 feet per minute.

#### 5.4.1.2. Guards Required.

Guards which will keep the ropes on the sheaves shall be installed unless means are used to maintain the hand ropes in proper tension automatically.

#### 5.4.1.3. Brakes Required.

Power dumbwaiters (except hydraulic dumbwaiters) shall be equipped with brakes which are automatically applied when the power is cut off the motor.

### 5.4.2. Slack Cable Devices Required.

Power dumbwaiters operated by winding drum machines, shall be provided with a slack cable device which will cut off the power and stop the machine if the car is obstructed in its descent.

### 5.4.3. Terminal Stops.

Power dumbwaiters shall be provided with means, independent of manual operation, to stop the car automatically at each terminal within the limits of overtravel.



# RULES

## RULE 6. ESCALATORS

### 6.1. Escalator Construction.

#### 6.1.1. Angle of Inclination.

The maximum angle of inclination of an escalator shall be 30 degrees from the horizontal.

#### 6.1.2. Width of Escalators.

The width of an escalator shall be measured between the balustrading at a vertical height of 24 inches above the nose line of the treads.

Escalators shall be between 22 and 48 inches wide.

Escalators wider than 29 inches shall have a horizontal tread formation.

#### 6.1.3. Balustrading.

##### 6.1.3.1. Form and Changes in Width of Balustrade.

Escalators shall be provided on each side with "solid balustrading." On the escalator side the balustrading shall be smooth, without depressed or raised paneling or molding. Glass panels in balustrading are forbidden.

Abrupt changes in the width between the balustrading on the 2 sides of the escalator are forbidden. Should any change in the width be necessary, the maximum change shall be 8 per cent of the greatest width.

In changing from the greater to the smaller width the maximum change in the direction of the balustrading shall be 15 degrees from the line of the escalator travel.

##### 6.1.3.2. Handrail Required.

Each balustrading shall be equipped with a handrail moving at the same speed and in the same direction as the travel of the escalator.

#### 6.1.4. Treads and Landings.

Escalator treads and landings shall be of material affording secure foothold such as wood and material used for "safety treads." If the landing is of concrete, it shall have edge insertions of metal, wood or other material to prevent slipping.

#### 6.1.5. Strength of Trusses or Girders.

##### 6.1.5.1. Factor of Safety.

The factor of safety to be used in the design of escalator trusses or girders shall be at least 5, based on the static loads.

##### 6.1.5.2. Design of Trusses or Girders.

The escalator truss or girders shall be so designed that it will safely retain the steps and running gear in case of failure of the track system to retain the running gear in its guides.

#### 6.1.6. Track Arrangement.

The track arrangement shall be designed to prevent the displacement of the treads and running gear if the tread chain breaks.

#### 6.1.7. Capacity and Loading.

The contract load on an escalator 24 inches or less in width shall be computed by the following formula:

$$\text{Contract load} = 110 A$$

The contract load on an escalator between 24 and 48 inches wide shall be computed by the following formula:

$$\text{Contract load} = 4.6 WA$$

In these formulae W is the width of the escalator in inches and A is the horizontal projected length in feet of the exposed treads. The contract load shall be expressed in pounds.

### 6.2. Safety Requirements for Escalators.

#### 6.2.1. Limits of Safety.

The maximum permissible speed of an escalator measured along the angle of inclination shall be 125 feet per minute, (except that if the line of entrance and exit is not in the vertical plane of travel, the maximum permissible speed shall be 100 feet per minute).

#### 6.2.2. Application of Power.

Escalators shall be driven by individual electric motors. Two or more escalators placed side by side and operated as a single unit may be driven by one motor.

Chains shall have a factor of safety of at least 10 (except where the chain is composed of cast steel links thoroughly annealed, when the factor of safety shall be at least 20).

#### 6.2.3. Escalator Safeties.

##### 6.2.3.1. Brakes Required.

Every escalator shall be provided with an electrically released, mechanically applied brake which shall stop the escalator automatically when the power is interrupted from any cause.

##### 6.2.3.2. Emergency Stop Button or Switch.

An emergency stop button or other type of switch accessible to the public shall be conspicuously located at the top and bottom of each escalator landing.

The operation of either one of these buttons or switches shall open the power circuit, apply the brake and stop the escalator. It shall be impossible to start an escalator by means of these buttons or switches.

These buttons or switches shall be marked "ESCALATOR STOP BUTTON OR ESCALATOR STOP SWITCH."

Where starting buttons or switches are accessible to the public they shall be either of the key-operated type or they shall be enclosed in a box provided with a lock and key.

##### 6.2.3.3. Safety Mechanisms on Ascending and Reversible Escalators.

Escalators operating in the ascending direction shall be equipped with a safety mechanism so that in case of accidental reversal of the escalator the power shall be shut off, the brake applied and the escalator stopped. On a reversible escalator this safety mechanism shall be arranged to be inoperative when the escalator is descending and operative when the escalator is ascending.

##### 6.2.3.4. Escalator Safety Mechanism Operative.

Escalators shall be provided with a safety mechanism which will open the power circuit, apply the brake and bring the escalator to a gradual stop, in case the speed exceeds the normal running speed by 40 per cent.

##### 6.2.3.5. Safety Device to Operate When Tread Chains Break.

Escalators shall be provided with a safety device to open the power circuit, apply the machine brake, and bring the escalator to a gradual stop, in case the tread chain or chains break.

##### 6.2.3.6. Retention of Tension Weights.

Where escalators are equipped with tightening devices operating by means of tension weights, provision shall be made to retain these weights in the escalator truss in case the weights should fall.

##### 6.2.3.7. Polyphase Alternating Current Motors.

Each escalator operated by a polyphase alternating current motor shall be provided with a device which will prevent starting the motor while

(1) The phase rotation is in the wrong direction, or

(2) There is a failure of any phase.

#### 6.2.4. Machine Room Lights and Access.

##### 6.2.4.1. Lighting Required.

Suitable lights which can be lighted without passing over or reaching over any part of the machinery shall be provided in every escalator machine room.



# RULES

## 6.2.4.2. Access to Interior of the Escalator.

Reasonable access to the interior of the escalator shall be provided for inspection and maintenance.

## 6.2.5. Marking of Escalators.

Each escalator shall be marked by the manufacturer with the contract load and speed for which that size and type has been tested and approved in accordance with 8.3, *Escalator Tests*. Such marking shall be accepted in lieu of actual load tests made on each escalator installation.

## 6.2.6. Tests and Approvals of Escalators.

Before any escalator of any contract load and type is put in service an escalator of the same load and type shall have been tested by the Superintendent either when installed in a structure or in the manufacturer's shop with contract loads on the basis of the engineering tests listed in 8.3, *Escalator Tests*.

Each escalator installation shall be tested in the field without load in accordance with 8.3, *Escalator Tests*.

## RULE 7. INSPECTION, MAINTENANCE AND OPERATION

### 7.1. Inspection and Maintenance.

#### 7.1.1. Responsibility.

##### 7.1.1.1. Responsibility of Owner.

The owner shall be responsible for the safe operation and proper maintenance of the elevator, escalator or dumbwaiter after it has been put in service and has been approved by the Superintendent.

##### 7.1.1.2. Responsibility for Inspection and Maintenance.

The owner or his duly appointed agent shall cause periodic inspections to be made and shall maintain all parts of the elevator, escalator or dumbwaiter installation in proper working order in accordance with these Rules.

#### 7.1.2. Inspection.

At least quarterly hoistway doors, car gates, interlocks, contacts, control apparatus, controller, automatic stop, limit stops, car and counterweight cables, "safeties," guide rails, buffers, elevator machines and the lighting of the car and of the machine room, in passenger and freight elevator installations, shall be thoroughly inspected by the Superintendent.

At least once in 3 years plunger shoes, by-passes and piston rods of hydraulic elevators shall be exposed and thoroughly cleaned by the owner and inspected by the Superintendent.

At least once in 3 years pressure and discharge tanks of hydraulic elevators shall be thoroughly cleaned by the owner and internally inspected by the Superintendent.

Car safeties shall be periodically inspected to determine the condition of the sliding surfaces and the working parts. Tests of safeties shall be made at least once a year. Governor controlled safeties shall be tested at the lowest operating speed and with 50 per cent of the contract load. Broken rope instantaneous type safeties may be tested without load.

#### 7.1.3. Maintenance.

Cables, guides and all parts of machinery shall be kept well lubricated. The oil in bearings and gear casings shall be renewed every 6 months.

Pressure tanks of hydraulic elevators shall be tested at least once every 3 years with hydrostatic pressure 50 per cent in excess of the maximum working pressure.

#### 7.1.4. Care of Installation.

Elevator hoistways and pits shall be kept clean. Accumulation of rubbish in or use of elevator pits for storage is forbidden.

Material not a permanent part of the elevator equipment shall be kept off the top or cover of an elevator car.

Substitution of any wire or current carrying device for the proper fuse or circuit breaker in an elevator circuit is forbidden.

Freight elevators shall have legible signs posted in the car and at each landing prohibiting unauthorized persons from riding in or on the elevator car.

The water level in the pressure tank of a hydraulic elevator shall be maintained at 2/3 of the capacity of the tank.

### 7.2. Qualifications and Duties of Operators.

#### 7.2.1. Qualifications of Operators.

Operators shall be at least 18 years of age, free from serious physical or mental defects and selected with consideration of their ability to perform their duties in a careful and competent manner.

#### 7.2.2. Training of Operators.

Sufficient previous experience or training under the direction of a competent instructor shall be required before a new operator is placed in charge of a passenger elevator.

#### 7.2.3. Instructions to Operators.

Operators shall be instructed:

1. To be sure the control mechanism is in the "STOP" position before closing the service switch.
2. To report any defects promptly to the person in charge.
3. Not to make any repairs, adjustments or replacements.
4. To carry no passengers or freight while inspections, repairs or adjustments are in progress and to operate the car only in response to directions from the inspector or person in charge. To move the car when anyone is in the pit or on top of the car only as they may direct.
5. Not to ride in the elevator nor allow others to ride while a safe or other heavy object in excess of the rated capacity of the elevator is being carried.
6. That the use of any hand elevator for carrying safes or other concentrated loads greater than the normal rated capacity of the elevator is forbidden.
7. That hoistway doors shall always be locked in the closed position and car doors or gates closed before the car is started.
8. To keep car gates or doors, if any, closed while running, and where no car gates or doors are provided to keep passengers away from the open edge of the car platform.
9. To limit the number of passengers to the rated capacity of the car and to prevent crowding.
10. Not to reverse the control suddenly, but to stop before reversing.
11. To move the control mechanism to the "STOP" position on approaching a terminal landing without waiting for the terminal stopping device to come into action.
12. To move the control mechanism to the "STOP" position and start the car in the usual manner upon return of the power, if the power goes off while the car is in motion.
13. To stay on the car if the car refuses to stop because the car will be stopped by the application of the safeties if it attains excessive speed of descent or by the automatic terminal stops at either end of the hoistway.
14. To call for the person in charge and to operate the machine only at his direction if the car should stop suddenly.
15. To return the control to the "STOP" position if the car fails to start. To remove part of the load and try the controller if the car is apparently overloaded. If the car fails, to return the controller to



# RULES

the "STOP" position and to notify the engineer or other qualified person.

16. To lock the hand-rope on hand-rope controlled cars before allowing freight to be loaded or unloaded.
17. To familiarize themselves with the emergency devices, understand their function and know how to operate them.
18. Never to leave the car in the ordinary course of operation nor leave the control mechanism operative, unless the landing door is closed and locked and the car gate or door is closed.
19. Always to leave a hydraulic elevator operated by a lever at the lower landing with the lever in the position for down motion.

## 7.3. Carrying of Freight or Passengers on Top of Elevator Cars.

The carrying of freight or passengers on top of elevator cars is forbidden.

## RULE 8. TESTS AND APPROVALS

### 8.1. Tests of Interlocks.

Hoistway-door interlock devices shall be examined with respect to their proper performance of the prescribed functions at temperatures 100 degrees Fahrenheit (56 degrees Centigrade) above or below the temperature at which the device is adjusted. Where the functioning of any such device might be affected by a change of temperature, and coefficients of thermal expansion of the affected parts are known or measured, the effect of temperature may be computed and tests need not be carried out at more than one temperature.

For interlocks employing a single switch operated by wire or tape to protect several hoistway doors, the switch shall be marked with the physical properties of the wire or tape used, and the certificate of approval shall cover the allowable maximum length of tape or wire of a given material which may be used with the device.

Where the coefficient of expansion might adversely affect the performance of the interlock, the use of Invar or similar alloys with a low coefficient of expansion is recommended. The coefficient of expansion of Invar is approximately 1/28 that of steel.

Interlocks shall have electrical parts connected in series in a circuit in which 2 amperes is flowing from a source of 20 volts direct current. During the tests 8.1.1, *Endurance Test*; 8.1.3, *Tests in Moist Atmosphere*; and 8.1.4, *Tests Without Lubrication*, the electrical circuit shall be closed, but shall not be broken at the contact within the device on each cycle of operation.

A separate device shall be used in each of tests 8.1.1, *Endurance Test*; 8.1.3, *Tests in Moist Atmosphere*; and 8.1.4, *Tests Without Lubrication*.

#### 8.1.1. Endurance Test.

The interlock device with initial lubrication and adjustment only shall complete 100,000 cycles of operation without failure of any kind and without evident indications of approaching failure. If an interlocking device is not a complete and separate unit for each hoistway door, but includes any part which is common to the interlock operation of more than one hoistway door, that portion of the device shall complete 400,000 additional cycles of operation (or a total of 500,000) without failure of any kind and without evident indication of approaching failure.

#### 8.1.2. Current Interruption Test.

1,000 cycles of operation shall be performed by the device used in 8.1.1, *Endurance Test*, while making and breaking the circuit at the contact within the device with a resistance-loaded circuit.

#### 8.1.3. Tests in Moist Atmosphere.

Preliminary to this test the device is to be given a wearing-in run of 10,000 cycles of operation fully lubri-

cated. The interlocking device (except self-lubricating bearings and bearings of a type not requiring frequent replacement of lubricant) shall be taken apart and freed of lubricant by washing in gasoline. The device shall after reassembling be subjected continuously in a closed hoistway to an atmosphere saturated with a 3½ per cent solution of sodium chloride for 72 consecutive hours (being operated for only 10 consecutive cycles at the end of each of the first two 24-hour periods) and allowed to stand exposed to the air for an additional 24 hours, and shall not fail in a manner to create an unsafe condition. After having been lubricated it shall then without adjustment and without further attention complete 15,000 cycles of operation without failure of any kind.

#### 8.1.4. Tests Without Lubrication.

Preliminary to this test the device is to be given a wearing-in run of 10,000 cycles of operation fully lubricated. The interlocking device shall then be taken apart and all bearings (except self-lubricating bearings and bearings of a type not requiring frequent replenishment of lubricant) freed of lubricant by washing in gasoline, and shall after reassembling without other attention than the usual initial adjustment (that is, without adjustment especially made to meet the conditions of this particular test) and without further attention, complete 25,000 cycles of operation without failure of any kind or without evident indication of approaching failure.

#### 8.1.5. Misalignment Test.

The device shall operate successfully when the car has been displaced horizontally from its normal position;—that is, the one in which it was when the device was installed,—successively as follows:

- (1) In a direction perpendicular to the edge of the landing

Backward ¼ inch

Forward ¼ inch

- (2) In a direction parallel with the edge of the landing

To the right ¼ inch

To the left ¼ inch

For horizontal sliding doors the device shall operate successfully,

- (3) When the bottom of the hoistway door has been displaced horizontally from its normal position in a direction perpendicular to the edge of the landing

Backward ¼ inch

Forward ¼ inch

- (4) When the top of the hoistway door has been displaced horizontally from its normal position in a direction perpendicular to the edge of the landing

Backward ⅛ inch

Forward ⅛ inch

#### 8.1.6. Insulation Test.

Insulation of electrical parts shall be tested with a 60 cycle effective voltage twice the rated voltage plus 1,000 volts, applied for one minute.

## 8.2. Tests of Buffers.

Each type and size of oil buffer shall be subjected to the following tests as described below:

1. Retardation Test.
2. Oil Leakage Test.
3. Churning Test.
4. Plunger-Return Test.
5. Test for Lateral Movement of Plunger.

#### 8.2.1. Retardation Test.

The buffer shall be installed upon a suitable foundation so that the axis of the cylinder is vertical. It shall be filled with oil provided by the manufacturer.

An elevator car of suitable size shall be dropped from 2 different heights as specified below, freely in its guides, upon the buffer. The method shall be as follows:

The travel of the car after it comes in contact with the plunger, and of the plunger for its entire stroke, shall be recorded on a drum chronograph. The error in the time readings of the chronograph shall not exceed 0.005 sec-



# RULES

onds. The peripheral speed of the drum shall be approximately that of the car at the instant of impact. Pressure-travel or pressure-time records shall be taken simultaneously.

From the time-travel curve the velocity and the retardation of the car shall be computed, and plots made of the car travel, car velocity and car retardations, together with the pressure-time curve. Copies of each curve shall be furnished the manufacturer.

## SCHEDULE OF DROPS

| Test drop in inches bottom of car to striker or top of buffer.                                                   | Total load in pounds (weight of car plus loading).                                                                    |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| A S (the effective stroke of the buffer in inches).                                                              | 1. Manufacturer's rated minimum.<br>2. Manufacturer's rated maximum.<br>3. 110 per cent manufacturer's rated maximum. |
| B Buffer stroke under<br>24 inches..... .51S<br>24 inches to 30<br>inches ..... .56S<br>Exceeding 30 inches .64S | 1. Manufacturer's rated minimum.<br>2. Manufacturer's rated maximum.<br>3. 110 per cent manufacturer's rated maximum. |

No acceleration peak having a duration greater than  $1/25$  second shall exceed  $2\frac{1}{2}$  times gravity ( $80\frac{1}{2}$  feet per second per second) for tests A-1 and A-2 and B-1 and B-2. Results of A-3 and B-3 shall be recorded for the purpose of examination to detect any abnormal performance. Upon completion of tests no part of the buffer shall show any deformation or injury.

### 8.2.2. Oil Leakage Test.

The oil leakage test shall be made simultaneously with the retardation tests. The oil level in the buffer when filled prior to test shall be carefully marked. At the completion of the 6 drops (3 different loads at each of 2 speeds), the buffer shall be allowed to stand one-half hour to permit the return of the oil to the reservoir and to permit the escape of any entrained air, after which the oil level shall again be measured. The oil level at the completion of these tests should be unchanged, and shall in any case be less than  $1/16$  inch lower than the level at the start of the test for each foot of buffer stroke.

### 8.2.3. Churning Test.

In the churning test the time of the buffer stroke after the car has dropped a distance equivalent to the stroke of the buffer shall be determined either from the chronograph record or by means of an automatic timer. Any automatic timing device shall be accurate, having the minimum possible lag, and be capable of being read to 0.01 seconds.

The car shall then be run on to the buffer with cables attached at approximately one-half the velocity used in retardation test B at intervals of one minute until 10

such strokes have been made. The oil shall then be examined for form. No oil foam shall appear on the outside of the buffer following this test. Upon completion of the 10 strokes at one-half speed another free-fall equivalent to the buffer stroke shall be made immediately and the time of the stroke taken. The time of this second free-fall test shall be at least 75 per cent of that of the drop test made prior to the churning.

### 8.2.4. Plunger-Return Test.

In the buffer test the buffer shall not stick on the return stroke after removal of the load. In case of sticking the manufacturer shall submit either a duplicate buffer or a new pressure cylinder and piston upon which equipment a second test shall be run. If sticking again results, the buffer shall be rejected.

### 8.2.5. Test for Lateral Movement of the Plunger.

With the buffer casing clamped or otherwise securely fastened to a firm base the lateral movement of the top of the plunger shall be accurately measured, the plunger head being moved from its extreme right to the extreme left in a vertical plane. This total movement shall be divided by 2 to determine the movement from the vertical position. The maximum permissible movement from the vertical shall be  $1/16$  inch per foot of buffer stroke.

## 8.3. Escalator Tests.

Each size and type of escalator shall be subjected to the following tests with contract load:

### 8.3.1. Speed Tests.

The application of the overspeed safety device shall be obtained by causing the escalator to travel at the governor tripping speed as specified in 6.2.3.4, *Escalator Safety Mechanism Operative*. With escalators driven by alternating current motors the governor may be tripped by hand with the escalator traveling at its normal rate of speed.

### 8.3.2. Reversal Tests.

The application of the reversal safety device required by 6.2.3.3, *Safety Mechanisms on Ascending and Reversible Escalators*, shall be made by releasing the machine brake and operating the escalator by hand in the reverse direction.

### 8.3.3. Broken Chain Tests.

The application of the broken chain safety device required by 6.2.3.3, *Safety Mechanisms on Ascending and Reversible Escalators*, shall be obtained by operating the safety by hand.

### 8.3.4. Miscellaneous Safety Devices.

Tests of the machine brake and emergency stop buttons or switches shall be made to determine whether they function properly.

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# PUBLIC HEARING

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on November 12, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.

13. Approved 3 in. x 3 in. siamese, with approved caps.

14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.

15. The siamese street riser, wall collars and caps painted a Fire Department red.

16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.

17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

## CONCRETE RULES

### USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement:

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

## RULES

### REPORTING STRUCTURAL ALTERATIONS, ADOPTED FEBRUARY 8, 1917, UNDER CAL. 352-16-S.

*Resolved*, That for the purpose of establishing uniform practice with regards to the reporting of structural alterations made under the requirements of the labor law, the following rule be and it is hereby adopted:

When plans have been filed with the proper superintendent of buildings and structural alterations have been made to comply with the requirements of the labor law relating to exits and fire protection, or with an order of the State

Labor Department relating to exits issued prior to October 1, 1916, or with an order of the fire commissioner issued subsequent to October 1, 1916, a report shall be made by the superintendent of buildings to the fire commissioner stating whether the work done complies with the order of the State Labor Department, with the order of the fire commissioner, or with the provisions of the State Labor Law, as the case may be.



# PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                               |      |
|--------------------------------------------|------|-----------------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                     | 88   |
| Cases filed up to October 7, 1931.....     | 491  | Dismissed .....                                     | 33   |
| Restored to calendar.....                  | 84   | Denied .....                                        | 122  |
|                                            |      | Granted .....                                       | 4    |
|                                            |      | Granted on condition.....                           | 288  |
|                                            |      | Appliances approved .....                           | 47   |
|                                            |      | Appliances dismissed, disapproved or withdrawn..... | 27   |
|                                            |      | Rules approved.....                                 | 6    |
|                                            |      | Rules disapproved, rescinded or withdrawn.....      | 1    |
| MISCELLANEOUS APPLICATIONS.                |      | MISCELLANEOUS ACTIONS.                              |      |
| Requests to reopen.....                    | 254  | Requests to reopen granted.....                     | 203  |
| Requests to amend.....                     | 12   | Requests to reopen denied.....                      | 47   |
| Requests for modification.....             | 80   | Requests to amend granted.....                      | 12   |
| Requests to rescind.....                   | 4    | Requests to amend denied.....                       | 0    |
| Requests for extension of time.....        | 48   | Requests for modification granted.....              | 59   |
| Requests for extension of permit.....      | 5    | Requests for modification denied.....               | 21   |
| Requests for mechanical installations..... | 1    | Requests to rescind granted.....                    | 4    |
| Requests for approval of plans.....        | 11   | Requests to rescind denied.....                     | 0    |
| Administrative requests.....               | 0    | Requests for extension of time granted.....         | 47   |
| Requests for interpretation.....           | 2    | Requests for extension of time denied.....          | 1    |
|                                            |      | Requests for extension of permit granted.....       | 4    |
|                                            |      | Requests for extension of permit denied.....        | 1    |
|                                            |      | Requests to install granted.....                    | 0    |
|                                            |      | Requests to install denied.....                     | 1    |
|                                            |      | Plans approved .....                                | 11   |
|                                            |      | Plans disapproved.....                              | 0    |
|                                            |      | Administrative requests granted.....                | 0    |
|                                            |      | Administrative requests denied or withdrawn.....    | 0    |
|                                            |      | Interpretations .....                               | 2    |
|                                            |      | Requests withdrawn or dismissed.....                | 4    |
| Total .....                                | 1409 | Total .....                                         | 1033 |
| Disposed of .....                          | 1033 |                                                     |      |
| Cases pending October 7, 1931.....         | 376  |                                                     |      |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First.* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second.* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third.* That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth.* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth.* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth.* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

## BOARD OF STANDARDS AND APPEALS

Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1931.



52.05

NEW

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916 and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI      Subscription \$2.50 a year      OCTOBER 20, 1931      Single Copies, 5 cents By mail, 7 cents      No. 42

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL  
Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE  
ASSISTANT CHIEF JOHN J. McELLIGOTT  
WILLIAM J. O'GORMAN, *Secretary*  
EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board

### CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, October 8, 1931, 10 A. M.

Minutes of Special Meeting, October 8, 1931, 2 P. M.

Minutes of Regular Meeting, October 14, 1931, 10 A. M.

Minutes of Regular Meeting, October 14, 1931, 2 P. M.

Corrections.

Notice of Public Hearing on Proposed Amendment to Plumbing Rules.

Plumbing Rules.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, October 20, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, October 27, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to October 14, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                                                       |
|-----------------|--------------------|-------------------------------------------------------------------------------------------------|
| 506-31-S.....   | F.D.....           | 568-578 Broadway, Man.,<br>L. D. 88416                                                          |
| 505-31-A.....   | F.D.....           | 568-578 Broadway, Man.,<br>F-88389                                                              |
| 504-31-A.....   | F.D.....           | 474-478 Kent ave., Bklyn.,<br>Applic. 2013-31                                                   |
| 503-31-A.....   | F.D.....           | 654-662 First ave., Man.,<br>F-84701                                                            |
| 502-31-BZ.....  | B.B.M....          | 400 W. 153rd st., Man.,<br>Alt. 1983-31                                                         |
| 501-31-BZ.....  | B.B.Q....          | 108-53 to 108-55 Roosevelt ave.,<br>Corona, Q., N. B. 674-31                                    |
| 500-31-BZ.....  | B.B.B....          | 2762-2764 Cropsey ave., Bklyn.,<br>Applic. 15635                                                |
| 499-31-BZ.....  | B.B.Q....          | 262-10 Hillside ave., Floral Park<br>Gardens, Q., N. B. 3889-31                                 |
| 498-31-A.....   | F.D.....           | 323-327 Fifth ave., Man.,<br>L. F. 88069 & Decision                                             |
| 497-31-BZ.....  | B.B.Bx...          | 2493 Valentine ave., Bx.,<br>N. B. 781-31                                                       |
| 496-31-A.....   | F.D.....           | 740 Jamaica ave., Bklyn.,<br>Applic. 810-31                                                     |
| 495-31-S.....   | F.D.....           | Southeast corner of Pitkin ave.<br>& 88th st. (rear), Ozone<br>Park, Q.,<br>L. D. 86568 & 86569 |
| 494-31-A.....   | F.D.....           | Foot of Patterson ave. & New-<br>man ave., Bx.,<br>F-86585 & Decision                           |
| 493-31-S.....   | F.D.....           | 477-479 Willis ave., Bx.,<br>L. D. 84684                                                        |
| 492-31-BZ.....  | B.B.Q....          | 32-49 101st st., Corona, Q.,<br>Decision                                                        |

## *Restored to Calendar.*

|                           |                                                                           |
|---------------------------|---------------------------------------------------------------------------|
| 571-30-BZ.T.H.D. & B.B.B. | 761-765 St. Marks ave., Bklyn.,<br>Applications 945-1930 & 11007-<br>1930 |
| 303-30-BZ.....            | B.B.Q.... 117-01 Farmers blvd., St. Al-<br>bans, Q., N. B. 1910-1930      |
| 629-29-BZ.....            | B.B.Q.... 137-40 Queens blvd., Briarwood,<br>Q., N. B. 6743-1929          |
| 1272-25-S.....            | B.B.M.... 66 W. 47th st., Man.,<br>N. B. 628-1925                         |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, OCTOBER 20, AT 2 P. M.**

*Building Zone Cases.*

257-31-BZ

APPLICANT—Philip J. Sinnott, for Anna Ellenberg,  
owner.

PREMISES—1645 Grand concourse, northwest corner of  
Mount Eden avenue, The Bronx.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a residence district the alteration and  
change, in part of basement, from residence use  
to a business use.

371-31-BZ.

APPLICANT—Abner Goldstone, for Annie V. Long  
owner.

PREMISES—824-826 Castleton avenue, south side, 29.79 ft  
east of Pelton avenue, West New Brighton, Bor-  
ough of Richmond.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a business district the erection and main-  
tenance of a gasoline service station.

377-31-BZ.

APPLICANT—Slee & Byrson, for Substantial Homes Co.,  
Inc., general lessee.

PREMISES—2-14 Lenox road, southeast corner of Flatbush  
avenue, Brooklyn.

APPLICATION, under sections 7b and 21 of the building  
zone resolution,

TO PERMIT in a residence district, extending from a  
business district, the alteration and change of occu-  
pancy from residence use to a business use.

336-31-BZ.

APPLICANT—Manuel M. Voit, for Long Island Storage  
Warehouses, Inc., owner.

PREMISES—288-296 Coney Island avenue and 1-9 Ocean  
parkway, southwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT, partly in a residence district and partly in a  
business district, extending from an unrestricted  
district, the erection and maintenance of an ice  
skating rink and two stores.

302-31-BZ.

APPLICANT—Eugene De Rosa, for Iris Holding Corp.,  
owner.

PREMISES—137-139 West 72nd street and 138 West 73rd  
street, Manhattan.

APPLICATION, under section 7c of the building zone  
resolution,

TO PERMIT in a residence district the construction and  
maintenance of a rear exit passageway from a pro-  
posed motion picture theatre to be erected within a  
business district.

**OCTOBER 20, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of stand-  
ards and appeals of a public hearing under the provisions  
of the building zone resolution, *Tuesday morning, October*  
20, 1931, at 10 o'clock, in Room 1013, Municipal Building,  
on the following matters:

CAL. NO. 169-31-BZ—Application, April 15, 1931, under sec-  
tion 21 of the building zone resolution,  
of William F. Regan, applicant, on be-  
half of Ferdinand Poltl, owner, to per-  
mit in a business district the erection  
and maintenance of a gasoline service  
station; premises 79-26 Queens boule-  
vard, south side, 44 ft. west of 51st  
avenue, Elmhurst, Borough of Queens.

CAL. NO. 154-30-BZ—Application, February 28, 1930; with-



# CALENDAR

drawn July 8, 1930; reopened June 16, 1931, under section 21 of the building zone resolution, of Rubenstein & Rosling, applicants, on behalf of Vandee Building Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

CAL. NO. 280-31-BZ—Application, June 4, 1931, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Jasper Mulle, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street, Howard Beach, Borough of Queens.

CAL. NO. 282-31-BZ—Application, June 5, 1931, under section 21 of the building zone resolution, of James H. Galloway, applicant, on behalf of Josephine Lenihan, owner, to permit in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse; premises 102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

CAL. NO. 301-31-BZ—Application, June 15, 1931, under sections 7g and 21 of the building zone resolution, of William Shary, applicant, on behalf of Harold S. Burnham, owner, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles; premises 1238-1254 Gravesend avenue, west side, 180 ft. south of Avenue J, Brooklyn.

CAL. NO. 303-31-BZ—Application, June 16, 1931, under section 21 of the building zone resolution, of Max Siegel, applicant, on behalf of Mathew Turk, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 166-01 to 166-07 Nassau boulevard, northeast corner of 166th street, Flushing, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## OCTOBER 20, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

- 316-31-A—257-265 West 17th street, Manhattan.
- 319-31-A—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.
- 338-31-A—467-477 First avenue, Manhattan.
- 344-31-A—17-27 Vandewater street and 45-51 Rose street, Manhattan.
- 347-31-A—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.
- 358-31-A—1 West 34th street, Manhattan.
- 360-31-A—15-17 West 18th street, Manhattan.
- 362-31-A—552-554 Seventh avenue, Manhattan.
- 363-31-A—111-117 49th street, Brooklyn.
- 368-31-A—130 Madison avenue, Manhattan.
- 465-31-A—104-108 Lombardy street, Brooklyn.
- 372-31-A—Southeast corner of Bronxdale avenue and Antin place, The Bronx.

### *Petition for Variation.*

737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

### *Appliance Submitted for Approval.*

463-31-SA—Silent-Auburn Fuel Oil Burner, Models A, B and C, approval of.

## OCTOBER 22, 1931, 10 A. M.

### SPECIAL MEETING.

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, October 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 229-31-BZ—Application, May 15, 1931, under sections 7e and 21 of the building zone resolution, of Matthew W. Del Gaudio, applicant, on behalf of Enavon Realty Corp. and Navone Bros., Inc., owners, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises 18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.

CAL. NO. 264-31-BZ—Application, May 27, 1931, under section 21 of the building zone resolution, of Cairn Operating Corp., applicant and owner, to permit in a residence district the erection and maintenance of a business building (store); premises 93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

CAL. NO. 147-31-BZ—Application, March 28, 1931; dismissed for lack of prosecution June 23, 1931; reopened and restored to Calendar July 14, 1931, under section 21 of the building zone resolution, of Tony Andruk, applicant and owner, to permit in a residence district the erection and maintenance of a building to be occupied as a store and dwelling; premises 80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

CAL. NO. 962-28-BZ—Application, December 17, 1928; withdrawn October 8, 1929; reopened June 30, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for Weidmann & Doyle, on behalf of James Raffaele and Joseph A. Raffaele, owners,



# CALENDAR

to permit in a business district the erection and maintenance of a gasoline service station; premises 714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

OCTOBER 22, 1931, 2 P. M.

SPECIAL MEETING.

*Appeals from Administrative Orders.*

- 182-31-A—667 Madison avenue, southeast corner of East 61st street, Manhattan.  
241-31-A—119 West 33rd street, Manhattan.  
230-31-A—117 West 33rd street, Manhattan.  
312-31-A—South side of Roosevelt avenue, 500 ft. southwest of Pelham Shore road, The Bronx.

*Petitions for Variations.*

- 201-31-S—1215-1225 Broadway, Manhattan.  
267-31-S—321-323 Broadway, Manhattan.  
332-31-S—426 East 109th street, Manhattan.  
341-31-S—242 Ellery street, Brooklyn.

## CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 27, 1931, AT 2 P. M.

*Building Zone Cases.*

289-31-BZ.

APPLICANT—John E. Roeser, owner.

PREMISES—1697-1705 Jerome avenue, northwest corner of Clifford place, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the conversion of occupancy from stores to a motor vehicle repair shop on the first story.

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

386-31-BZ.

APPLICANT—McCooley & Conroy, for Kings County Development Co., owner.

PREMISES—4913-4923 Avenue D, northwest corner of Utica avenue, Brooklyn.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop upon the premises now occupied by a gasoline service station.

387-31-BZ.

APPLICANT—McCooley & Conroy, for Unity Petroleum Corp., owner.

PREMISES—212-01 Northern boulevard, northeast corner of 212th street, Bayside, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

364-31-BZ.

APPLICANT—Emil Guterman, for James Carter, owner.  
PREMISES—139-15 South Conduit boulevard (Sunrise highway, south side), 74 ft. east of 245th street (Prospect place), Rosedale, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

OCTOBER 27, 1931, 10 A. M.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 27, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 185-31-BZ—Application, April 28, 1931, under section 7a of the building zone resolution, of Henry J. Nurick, applicant, on behalf of David Stern, owner, to permit in a residence district the erection and maintenance of an extension to an existing business building (bakery); premises 1157-1159 Madison avenue, north side, 100 ft. east of Central avenue, Brooklyn.

CAL. NO. 300-31-BZ—Application, June 15, 1931, under section 7b of the building zone resolution, of Joseph A. Ledogar, applicant and owner, to permit the erection and maintenance of an extension, partly in a residence district, of an existing business building located in a business district; premises 146-13 Jamaica avenue, north side, 93 ft. east of 146th street, Jamaica, Borough of Queens.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 697-29-BZ—Application, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 271-31-BZ—Application, May 29, 1931, under sections 7c and 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Adam Woll, owner, to permit in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor; premises 94-56 to 94-58 221st street, Queens Village, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*



# CALENDAR

OCTOBER 27, 1931, 2 P. M.

## *Appeals from Administrative Orders.*

331-31-A—743-765 Lexington avenue, 990-1008 Third avenue, 135-163 East 59th street and 140-176 East 60th street, Manhattan.

376-31-A—148-150 West 24th street, Manhattan.

421-31-A—53 91st street, Brooklyn.

308-31-A—150-41 Third avenue, Whitestone, Borough of Queens.

## *Petitions for Variations.*

343-31-S—45-51 Rose street and 17-27 Vandewater street, Manhattan.

375-31-S—65-69 Nassau street, southwest corner of John street, Manhattan.

## CALL OF CLERK'S CALENDAR

WEDNESDAY, NOVEMBER 4, 1931, AT 2 P. M.

### *Building Zone Cases.*

290-31-BZ.

APPLICANT—South Ozone Park Lumber & Supply Co., owner.

PREMISES—Northeast corner of Rockaway boulevard and 128th street, South Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

367-31-BZ.

APPLICANT—Harry Urquhart, for Alexander Mintz, owner.

PREMISES—Northeast corner of 117th street and 101st avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business use district the erection and maintenance of a gasoline service station.

1230-23-BZ.

APPLICANT—John T. Watson, present owner.

PREMISES—160-01 46th avenue, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the installation and maintenance of a gasoline selling station (previously granted for a temporary permit; reopened April 14, 1931).

629-29-BZ.

APPLICANT—Edward W. Murphy, substituted for Henry C. Brucker, for Queens County Motor Car Co., Inc., owner.

PREMISES—137-40 Queens boulevard and 137-28 Barret street, southeast corner, Briarwood, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a warehouse for the storage of more than five (5) motor vehicles, also the installation of a motor vehicle repair shop, a gasoline storage system and a salesroom (previously granted on certain conditions and wherein the time to obtain permits and to complete work has expired; reopened October 8, 1931).

303-30-BZ.

APPLICANT—Homack Construction Corp., owner.

PREMISES—117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened October 8, 1931).

571-30-BZ.

APPLICANT—Joseph Lonergan, for Frank C. Colyer, lessee.

PREMISES—761-765 St. Mark's avenue and 123-147 New York avenue, northeast corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy of the basement story of an existing apartment house from dwelling to business use (restaurant); (previously denied; reopened October 14, 1931).

328-31-BZ.

APPLICANT—Henry J. Nurick, for Albert Buschner, owner.

PREMISES—1245-1255 Nostrand avenue, east side, 42 ft. 6 in. north of Parkside avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the conversion of the occupancy of an existing building to a motor vehicle repair shop.

NOVEMBER 4, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, November 4, 1931, at 10 o'clock, in Room 1013, Municipal Building.* on the following matters:

CAL. NO. 318-31-BZ—Application, June 24, 1931, under sections 7a, 7e and 21 of the building zone resolution, of Edward Grauer, applicant, on behalf of Metropolitan Tobacco Co., owner, to permit in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five (5) motor vehicles; premises 649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

CAL. NO. 322-31-BZ—Application, June 25, 1931, under sections 7g and 21 of the building zone resolution, of Bernard Arons, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station; premises 6114-6124 17th avenue, northwest corner of 62nd street, Brooklyn.

CAL. NO. 335-31-BZ—Application, July 1, 1931, under sections 7a, 7c and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of 1743 West Farms Road Realty Corp., owner, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

CAL. NO. 342-31-BZ—Application, July 7, 1931, under sec-



# CALENDAR

tion 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of Robert Jacobson, owner, to permit in a residence district the erection and maintenance of a business building; premises 25 Featherbed lane, northwest corner of Davidson avenue, The Bronx.

CAL. NO. 329-29-BZ—Application, May 15, 1929; denied July 23, 1929; reopened July 7, 1931, under sections 7g and 21 of the building zone resolution, of Hugo E. Magnuson, applicant, on behalf of Frederick Prisco, owner, to permit in a business district the change of occupancy of the building used for automobile showrooms to a garage for the storage of more than five (5) motor vehicles; premises 2849-2855 Fulton street, north side, 24 ft. west of Barbey street, Brooklyn.

CAL. NO. 135-31-BZ—Application, March 23, 1931; denied June 30, 1931; reopened September 15, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Philip J. Rentz, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 239-241 Palmetto street, north side, 200 ft. east of Wilson avenue, Brooklyn.

HENRY L. CONNELL,  
Temporary Chairman.

## NOVEMBER 4, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

- 227-31-A—47-05 5th street, Long Island City, Borough of Queens.
- 295-31-A—601-635 Van Sinderen avenue, Brooklyn.
- 291-31-A—491 Broadway and 446 Broome street, Manhattan.
- 325-31-A—826-828 Broadway and 57-61 East 12th street, northeast corner, Manhattan.

### *Petition for Variation.*

- 355-31-S—212-224 East 23rd street, Manhattan.

### *Appliances Submitted for Approval.*

- 198-31-SA—Silent Champion Oil Burner, Model D, approval of.
- 398-31-SA—Schwarze Single Stroke Bells for Fire Alarm Duty, No. 37-A and No. 37-D, approval of.

## NOVEMBER 12, 1931, 10 A. M.

### SPECIAL MEETING.

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, November 12, 1931, a 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 213-31-BZ—Application, May 29, 1931, under section 7e of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Rita Shue, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 154-156 East 84th street, Manhattan.

CAL. NO. 29-31-BZ—Application, January 19, 1931; withdrawn April 21, 1931; reopened May 5, 1931; denied June 16, 1931; reopened July 21, 1931, under sections 7c and 21 of the building zone resolution, of J. Nelson Cooper, applicant, on behalf of Lincoln Warehouse Corp., owner, to permit in a residence district the erection and maintenance of an extension to an existing business building; premises 1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

HENRY L. CONNELL,  
Temporary Chairman.

## NOVEMBER 12, 1931, 2 P. M.

### SPECIAL MEETING.

#### *Appeals from Administrative Orders.*

- 239-31-A—105 West 42nd street, Manhattan.
- 259-31-A—876-880 Edgewater road, The Bronx.
- 299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

#### *Petitions for Variations.*

- 395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.
- 106-31-S—145-17 Jamaica avenue, Jamaica, Borough of Queens.
- 945-17-S—528-542 Park avenue, Brooklyn.
- 359-31-S—950-956 University avenue, The Bronx.

## NOVEMBER 12, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

- 693-20-SR—Proposed Amendment to Plumbing Rules.
- 281-22-SR—Proposed Amendment to "Standpipe"- "Fireline" Rules.

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

THURSDAY, OCTOBER 8, 1931, 10 A. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Daugherty.

### BUILDING ZONE CASES.

426-31-BZ.

APPLICANT—Raymond A. Tierney, for Henry and Margaret Sloman, owners.

SUBJECT—Request for preferential hearing—re Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the alteration of a garage for the storage of more than five (5) motor vehicles and, also, the installation of a gasoline service station.

PREMISES AFFECTED—2310-2314 Atlantic avenue, south side, 79 ft. 11 in. west of Eastern parkway, Brooklyn.

APPEARANCES—

For Applicant: Raymond A. Tierney.

ACTION OF BOARD—Request for preferential hearing denied.

THE VOTE TO GRANT PREFERENTIAL HEARING—

|                                                                                                           |   |
|-----------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                         | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Daugherty..... | 4 |
| Absent .....                                                                                              | 0 |

529-29-BZ.

APPLICANT—Edward W. Murphy, substituted for Henry C. Brucker, for Queens County Motor Car Co., Inc., owner.

SUBJECT—Application for reopening—extension of time—re Application (decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a warehouse for the storage of more than five (5) motor vehicles, also the installation of a motor vehicle repair shop, a gasoline storage system and salesroom.

PREMISES AFFECTED—137-40 Queens boulevard and 137-28 Barret street, southeast corner, Briarwood, Borough of Queens.

APPEARANCES—

For Applicant: Edward W. Murphy.

ACTION OF BOARD—Application reopened and set for Calendar Call November 4, 1931, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

|                                                                                                              |   |
|--------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Daugherty..... | 4 |
| Negative .....                                                                                               | 0 |
| Absent .....                                                                                                 | 0 |

603-30-BZ.

APPLICANT—Homack Construction Corp., owner.

SUBJECT—Application for reopening—restoration—having been previously withdrawn—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Albert J. Burns.  
For Opposition: None.

ACTION OF BOARD—Application reopened and set for Calendar Call November 4, 1931, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

|                                                                                                              |   |
|--------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Daugherty..... | 4 |
| Negative .....                                                                                               | 0 |
| Absent .....                                                                                                 | 0 |

631-29-BZ.

APPLICANT—George Laskas, owner.

SUBJECT—Application (reopened June 9, 1931—re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence use district a motor vehicle repair shop in substitution for a garage for more than five motor vehicles previously granted by the board.

PREMISES AFFECTED—192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Resolution corrected as printed on page 1068.

THE VOTE TO CORRECT RESOLUTION—

|                                                                                                              |   |
|--------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Daugherty..... | 4 |
| Negative .....                                                                                               | 0 |
| Absent .....                                                                                                 | 0 |

414-27-BZ.

APPLICANT—Adele Santini, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under sections 7b, 7c and 21 of the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of an extension to an existing building used for warehouse purposes.

PREMISES AFFECTED—2476-2480 Jerome avenue, The Bronx.

APPEARANCES—

For Applicant: H. J. Monahan.  
For Opposition: None.

ACTION OF BOARD—Report of committee adopted and request to reopen denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                              |   |
|--------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Daugherty..... | 4 |
| Negative .....                                                                                               | 0 |
| Absent .....                                                                                                 | 0 |

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                           |   |
|-----------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                         | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Daugherty..... | 4 |
| Absent .....                                                                                              | 0 |

53-29-BZ.

APPLICANT—Edward L. Kelly, for Harry Barrow, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5231-5247 Kings highway, northeast corner of Foster avenue, Brooklyn.

APPEARANCES—

For Applicant: Abram Raff.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.



# MINUTES

## THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Daugherty..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(53-29-BZ)

WHEREAS, Edward L. Kelly, for Harry Barrow, owner, filed, January 23, 1929, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 5231-5247 Kings highway, northeast corner of Foster avenue, Borough of Brooklyn; and

WHEREAS, this application was granted by the board at its meeting, July 2, 1929, and the time limit expired July 2, 1930, and applicant requested a reopening of the case on the basis of a new decision of the superintendent of buildings; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, October 8, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings highway and Foster avenue are in both business and residence districts; Folger place is in unrestricted and business districts, and East 53rd and East 54th streets are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 11, 1931 (re App. No. 5444-1931), reads:

"Proposed gasoline service station to be located in a business use district is contrary to Art. 2, Sec. 4A of Zone Resolution.";

and

WHEREAS, the premises consist of a triangular lot with 76.46 ft. frontage on Kings highway and 127 ft. 95/8 in. frontage on Foster avenue; it is proposed to bury three 550-gallon tanks and erect six pumps for the purpose of conducting a gasoline service station within a business use district; and

WHEREAS, an application for a gasoline service station on the premises under appeal was granted by this board on July 2, 1929; and

WHEREAS, the time within which to obtain permits and complete work stipulated in the resolution granting the application had expired before a request was made to extend the time; and

WHEREAS, the application was then placed on the calendar of the special order of business for reopening and was reopened and set for the usual procedure of calendar call and public hearing, which public hearing was held this date; and

WHEREAS, the conditions appear to be the same as those involved at the time of the original grant, July 2, 1929.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the resolution of July 2, 1929, shall be complied with in all respects, the resolution of July 2, 1929, reading as follows: "*granted on condition* that there shall be constructed on the building line of both street fronts of the plot a concrete curbing not less than 12 in. in height above grade; there shall be no vehicular entrance within 25 ft. of the corner on Kings highway or Foster avenue; that any gasoline pump installed on this plot shall set back not less than 10 ft. from the building line; that the vehicular entrances from Kings highway and Foster avenue shall not exceed a width of 10 ft. with curb cut located directly in front of same; any advertising displayed or exposed shall be restricted to the illuminated globes of the gasoline pumps," and that all permits required shall be obtained within six months and all work completed within one year from the date of this action.

122-31-BZ.

APPLICANT—James Kearney, for Andrew N. Miller, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: James Kearney.  
or Opposition: None.

ACTION OF BOARD—Application granted on condition for a temporary period of two years.

## THE VOTE TO GRANT FOR A TEMPORARY PERIOD OF TWO YEARS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(122-31-BZ)

WHEREAS, James Kearney, for Andrew N. Miller, owner, filed, March 12, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 141-09 Lincoln avenue, northwest corner of 142nd street, South Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, October 8, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Lincoln avenue, 142nd street and 141st street are in a residence district and 109th avenue is in business and residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered February 25, 1931 (re Plan No. Alt. 733-1931), reads:

"Location of premises as shown in application appears to be in bed of city street. However the creation of a gasoline service station in a business district is contrary to Article 2, Section 4 of the Zone Law.";

and

WHEREAS, the premises consist of a triangular shaped lot, upon which is erected a two-story non-fireproof building, occupied on the first story for stores and second story for dwelling; it is proposed to remove the front street walls at first story, bury four 550-gallon tanks, install a crankcase pit and erect four pumps for the purpose of conducting a gasoline service station within a business use district; and

WHEREAS, this application was brought under section 21 of the building zone resolution and was the subject of an inspection by a committee of the board, which committee in its report recommended the denial of the application under section 21—hardship; and

WHEREAS, the applicant has amended his application and now brings it under section 7f of the building zone resolution, asking for a temporary permit for two years; and

WHEREAS, there now exists on the premises under appeal a two-story building covering the entire lot, the lot being irregular in shape, and it is proposed to remove the first story (stores) and substitute a gasoline service station with dwelling occupancy on the second story.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for a temporary period of two years, *on condition* that the underside of the second story floor shall be fire retarded in accordance with the rules of the board of standards and appeals; that all pumps installed on the premises shall be set back not less than 10 ft. from the building line; that the present unpierced masonry wall along the



# MINUTES

westerly lot line, running through from 109th avenue to Lincoln avenue shall remain; there shall be constructed along the 142nd street and Lincoln avenue building lines a concrete curbing not less than 12 in. in height with but two openings, both located on the 142nd street frontage; said openings for driveways shall be not more than 12 ft. wide each, curb cuts directly in front of said openings to be not more than 14 ft. wide each; any accessory use conducted on the premises shall be located near the westerly lot line of the premises; any advertising signs shall be confined to the illuminated globes of the pumps or the facade at the elevation of floor of the second story, 142nd street frontage; all permits required shall be obtained within six months and all work completed within one year from the date of this action; that all requirements of the building code and the code of ordinances shall otherwise be complied with in all respects.

814-28-BZ.

APPLICANT—Martin J. Ort, for John Cestano, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2-8 Bushwick avenue and 796-802 Metropolitan avenue, Brooklyn.

APPEARANCES—

For Applicant: Martin J. Ort.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Acting Chief Dougherty..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(814-28-BZ)

WHEREAS, William F. Doyle, for Holfield Realty Co., owner, filed, October 25, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-8 Bushwick avenue and 796-802 Metropolitan avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 26, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bushwick avenue, Devoe street and Metropolitan avenue are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 19, 1928 (re Appl. No. 17481-1928), reads:

"Proposition is contrary to Art. II, Sec. 4(a) (46) of the Building Zone Resolution.

"Erection of a gasoline service station in a business use district and is herewith denied.";

and  
WHEREAS, it is proposed to bury three 550-gallon tanks, erect five pumps, for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, all properties immediately affected other than a garage have filed consents; and

WHEREAS, there is on file more than 70 per cent consents, a preponderance of all properties affected within an area common to the practice of the application of rule 7, subdivision g, and the board deems that applicant is entitled to relief under section 21 of the building zone resolution and that a denial of the application would constitute unnecessary hardship and practical difficulty; and

WHEREAS, this application was granted by the board at its meeting, February 26, 1929, on certain conditions, and applicant requested a modification of these conditions as to southerly wall, and now requests a modification as to width of driveways.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be built along the westerly property line a wall of approved masonry not less than 8 ft. in height, lined on the interior of the premises with a light-colored face brick or enameled brick with panel strip of dark-colored brick, the wall to be coped with architectural terra cotta or natural stone trim; that there shall be incorporated on the building lines a concrete curbing not less than 12 inches in height above grade, with not more than two driveways on either street front, each not exceeding a width of 12 ft. with curb cut directly in front of said driveways to be not more than 14 ft. wide each; that there shall be incorporated on the plot at the corner formed by the intersection of Bushwick avenue and Metropolitan avenue a triangular concrete platform, not less than 12 inches in height above grade, at a distance from the corner in each direction of not less than 10 feet; this triangular platform not to be occupied by any pump or oil dispensing equipment; that there shall be no portable gasoline tanks maintained or operated on the premises; that any pump installed on the premises shall be located not less than 10 feet from the building lines in either direction; that the building proposed to be erected on the site shall be restricted to one story in height, to be occupied for office use of the business conducted on the premises and for shelter of patrons and operators thereof; that all permits shall be obtained within nine months and all work involved thereby completed within eighteen months from the date of this action.

Adjourned 11.45 a. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

THURSDAY AFTERNOON, OCTOBER 8, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.

### APPEALS FROM ADMINISTRATIVE ORDERS.

252-31-A.

APPELLANT—Harmonie Club, owner.

SUBJECT—Application for reopening—modification—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—4-10 East 60th street, Manhattan.

APPEARANCES—

For Appellant: Alfred Freeman and Emil Getto.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4



# MINUTES

Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(252-31-A)

WHEREAS, Samuel Rosenblum, for Harmonie Club, owner, filed, May 21, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 4-10 East 60th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 3, 1931 (Order No. 82400-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Secs. 580-581, Ch. 5, Code of Ordinances."

and

WHEREAS, the decision of the fire commissioner, rendered May 21, 1931, reads:

"In reply to your letter of May 7th, 1931, requesting reconsideration and rescindment of Order 82400-F affecting the above premises, you are advised that your request must be denied."

and

WHEREAS, the building is fireproof, eight stories in height, 75 ft. by 100 ft. 5 in., irregular, in depth; OCCUPIED as a private club house; and

WHEREAS, the appellant claims the building was erected in 1904; that the standpipe system consists of a 1,272-gallon roof tank, the bottom of which is 5 ft. 10 in. above the hose outlet in highest story, is also connected with the house supply; such tank is fed by two automatic electric pumps of 75-gallons-per-minute capacity, drawing from a suction tank of 1,080 gallons capacity in the cellar, which in turn is connected direct to the street main; that the standpipe line is directly connected with a Worthington fire pump in cellar with capacity of 150 gallons per minute; furthermore, the appellant contends that the building has a non-hazardous occupancy; is provided with two stairways, and the existing standpipe system is adequate; and

WHEREAS, the building was erected in 1904, at which time the present standpipe system was installed; and

WHEREAS, the building is used throughout as a club and is eight stories in height; and

WHEREAS, this appeal was granted by the board at its meeting, July 21, 1931, on certain conditions, and owner requested a modification of these conditions.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that there shall be installed outside the present tank enclosure a tank of not less than 3,500 gallons capacity with a reserve of 2,500 gallons maintained for the standpipe system; that the bottom of such tank shall be not less than the elevation of the bottom of the present tank, 5 ft. 10 in. above the top story outlet; that the hose at the top story outlet shall be equipped with 1/2-inch nozzles; that the tank in question shall be supplied by automatic filling pumps not less than sixty-gallons-per-minute capacity, each drawn from a second tank of 1,080 gallons capacity in the cellar; that the fire pump shall have a capacity of 150 gallons per minute; that the pumps shall be in charge of a certified licensed engineer at all times; that the standpipe system shall comply with the rules in all other respects; that the use and occupancy shall remain substantially unchanged, and that the building shall be not increased in height or area.

488-30-A.

APPELLANT—The Heil Co., lessee.

SUBJECT—Application for reopening—consideration—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—30-11 Starr avenue, northeast corner of 31st place, Long Island City, Borough of Queens.

## APPEARANCES—

For Appellant: Robert B. Joys.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

## THE VOTE TO REOPEN AND MODIFY—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Ross..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(488-30-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for The Heil Co., lessee, filed, July 11, 1930, an appeal from an order and a decision of the fire commissioner, affecting premises 30-11 Starr avenue, northeast corner of 31st place, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated May 7, 1929 (Order No. 23660-LC), reads:

"You are herewith notified that an inspection of the above premises used as a motor repair shop shows that the following must be done before the permit requested by you can be issued:

## FORTHWITH:

"4. Provide an enclosure of approved fire-retarding material about space where open flame is used, separating same from remainder of building, with self-closing, fire-retarding door."

and

WHEREAS, the decision of the fire commissioner, rendered June 28, 1930, reads:

"In reply to your letter of recent date, advising that you have been retained by the owners to appeal from the requirements of Item 4 of Order 23660-LC, reading as follows:

"Provide enclosure of approved fire-retarding material about space where open flame is used, separating same from remainder of building, with self-closing, fire-retarding door."

"and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued. Therefore, your request is denied."

and

WHEREAS, the building is fireproof, one story in height, 50 ft. by 292 ft. in area; OCCUPIED for repairing auto bodies, twenty-five persons; and

WHEREAS, this appeal was granted by the board at its meeting, November 5, 1930, on certain conditions, and owner requested a modification of these conditions as to doors; and

WHEREAS, appellant contends that the building is fireproof, open on all sides, equipped with a sprinkler system fed from a 50,000-gallon gravity tank (on the roof of a six-story building located across the street), and that the work done in the premises is of such a nature that the machinery used could not be confined to any particular portion of the building.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that two doorway openings be provided on the 31st place side of the building, not less than 3 ft. 8 in. in width each, so as to be halfway between the two doors on the northerly side, and between the door and Starr avenue on the northerly side, said doors shall open outwardly and the sills thereof shall be at grade level; that the forge shall be enclosed in a fireproof enclosure and all work performed in connection with the forge shall be done inside this fireproof enclosure and that the building shall not be increased in height or area.



# MINUTES

386-29-A.

APPELLANT—Petroleum Heat & Power Co., owner.

SUBJECT—Application for reopening—modification—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—492-518 Kingsland avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(386-29-A)

WHEREAS, Petroleum Heat & Power Co., owner, filed, June 5, 1929, an appeal from a decision of the fire commissioner, affecting premises 492-518 Kingsland avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered May 27, 1929 (Plan No. 1419-29), reads:

"1. All storage tanks comprising or forming a part of an oil storage plant shall be buried so that the tops thereof shall be at least two feet below the grade level. Sec. 111, subdiv. 5, Art. 8, Chap. 10, C. of C.

"2. No tank shall exceed a capacity of 100,000 gallons. Sec. 111, subdiv. 5, Art. 8, Chap. 10, C. of C.

"No further examination of your plans will be made at this time.";

and

WHEREAS, the premises consist of a plot of ground with a frontage of 388 ft. 6 in. along Newtown Creek, with a frontage on Kingston avenue of 333 ft. 8 in. and a depth of 387 ft., irregular; occupied as a fuel oil storage plant, on which it is proposed to place five additional tanks for the storage of fuel oil, each tank to contain 10,000 barrels, placed on the water front of this property and installed according to the rules for bulk storage of oil, and one 20,000-gallon blending tank located as shown on plans filed October 8, 1931, tanks being of approved construction, the fire walls extending to the top of the tanks and the space within the walls being sufficient to contain the contents of the tanks; and

WHEREAS, appellant contends that the entire vicinity is given up to oil storage stations; that it would be impractical to use the property for any other purpose; and

WHEREAS, it is proposed to install five cylindrical tanks and the application indicates that two of them are located in the bed of the basin outside the existing property line; and

WHEREAS, the board can consider only the tanks within the property line; and

WHEREAS, this appeal was granted by the board at its meeting, July 23, 1929, on certain conditions, and appellant requests that these conditions apply to an additional tank of 20,000 gallons for blending fuel oils.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, only so far as it affects the installation of the tanks within the existing property line, on condition that the tanks shall be enclosed with walls of reinforced stone concrete, forming an individual reservoir for each tank; that the exterior of the concrete wall on line with the bulkhead line shall be not less than 4 ft. from the bulkhead line; that the space enclosing each tank shall have a capacity of not less than one and one-half times the capacity of the tank so enclosed; that the separating walls between each tank shall exceed the height of the tank by not less than 6 ft. with batter return at the cross wall not less than 4 ft. at the top with a rack of not less than 60 degrees and that this additional oil storage shall be equipped with an approved liquid fire extinguishing medium and that a water line shall be carried up to the peak of the tank with a revolving nozzle

of a size acceptable to the fire department; that each steel tank shall be equipped with scuppers at the upper edge; that the installation shall otherwise comply with all other existing laws and ordinances pertaining thereto; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action; and

Resolved, further, that this resolution shall also apply to a 20,000-gallon fuel oil blending tank located as shown on plans filed October 8, 1931, and that such tank shall be installed in full conformity therewith.

183-31-A.

APPELLANT—Evan Olsen, owner.

SUBJECT—Appeal from an order of the superintendent of buildings.

PREMISES AFFECTED—3038 Emmons avenue, Brooklyn.

APPEARANCES—

For Appellant: Evan Olsen.

For Administration: Assistant Engineer Benjamin Salzman of bureau of buildings.

ACTION OF BOARD—Report of committee of inspection adopted; order of building superintendent reversed.

THE VOTE TO ADOPT REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO REVERSE ORDER—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(183-31-A)

WHEREAS, Evan Olsen, owner, filed, April 27, 1931, an appeal from an order of the superintendent of buildings, affecting premises 3038 Emmons avenue, Borough of Brooklyn; and

WHEREAS, the order of the superintendent of buildings reads:

"You will please take notice that there exists a violation of the Building Code at the premises hereinafter described, in that this bureau has been furnished with a number of affidavits with reference to the occupancy of these premises prior to the end of 1923. The premises then were occupied for residential purposes, now being used as a shipyard. In violation of the Zoning Resolution.

"You are required to discontinue present use of these premises—as a shipyard—to comply with the law.

"Lot No. 49. Block 7515.";

and

WHEREAS, the premises consist of a plot of ground located in a residence use district under the building zone resolution, 131 ft. 2¼ in. by 244 ft. 6¾ in., on which is located a frame building and a small shed, the premises being occupied as a boat yard for the repair of boats; and

WHEREAS, the appellant contends that the property has been in his ownship since 1923 and was used at the time he purchased it as a boat yard; that in July, 1923, a marine railway was erected by him at the foot of Haring street for the launching of boats in the rear of the bulkhead and has submitted a letter to that effect submitted by Michael Cosgrove, First Deputy and Acting Commissioner of Docks; that the premises are located in a business district and were so located in 1923 and that the use as a shipyard is permitted under the building zone resolution; and

WHEREAS, after a public hearing on September 29, 1931, at which time the representative of the bureau of buildings and the appellant and owner were present and presented arguments for and against a justification of this order, the



# MINUTES

decision of the board was held in abeyance pending the inspection and report; and

WHEREAS, this inspection was made on October 7, 1931, and report read at the adjourned hearing held on October 8, 1931; and

WHEREAS, the report of the inspection, which is made a part of the resolution, recommends the rescinding of the order of the building superintendent, said report being as follows:

"Cal. No. 163-31-A.

"Premises 3038 Emmons Ave., Brooklyn.

## REPORT OF COMMITTEE OF INSPECTION

"This is an appeal from a determination of the superintendent of buildings requiring the discontinuance of the present use of the above-mentioned premises, in violation of the zoning resolution.

"The premises in question have been and are at the present time entirely within a business use district. The owner of the premises, appellant in this case, Evan Olsen, purchased this property in 1923, at which time he installed the present use.

"The work conducted on these premises on which the violation has been placed consists of minor repairs to the bodies of small power-driven launches and other small boats. There are no new boats built on the premises, nor repairs, alterations or installation of machinery, the work mostly being repairs to damaged planking, caulking of seams, etc.

"Similar business use to this is now being conducted in several places along Emmons avenue within about 1,000 ft. west of the premises under appeal.

"Boat building and boat repair work is probably one of the oldest industries in the history of the world. It would seem, therefore, that it is reasonable to assume that had it been the intention to prohibit a use of this character in a business zone, it would have been included in the enumerated prohibited uses under section 4, subdivision a, of the building zone resolution.

"In the opinion of the committee, the use now existing does not come within the scope of subdivision b, section 4, of the building zone resolution, in that the use is not noxious or offensive by reason of the emission of odor, dust, smoke, gas or noises.

"It is the opinion of the committee, therefore, that the use now existing should be allowed to continue.

"Committee of inspection, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected above-mentioned premises October 7, 1931.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman,  
"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

*Resolved*, therefore, that it is the opinion of the board of standards and appeals that the business as now conducted on the premises in question, which premises lie wholly within a business use district is not a violation of any of the subdivisions, section 4, of the amended building zone resolution, and that the opinion of the committee of inspection be and it hereby is *affirmed*, and the order of the superintendent of buildings be and it hereby is *reversed*.

## PETITIONS FOR VARIATIONS.

945-17-S.

PETITIONER—J. F. Geraghty, president, Hitchcock, Dermody & Co., owners.

SUBJECT—Variation of the labor law, as cited in a decision of the fire commissioner.

PREMISES AFFECTED—528-542 Park avenue, Brooklyn.

APPEARANCES—

For Petitioner: Michael Graham.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., on request of petitioner's representative.

702-26-S.

PETITIONER—Charles P. Cannella, for White Silver Wet Wash Co., owner.

SUBJECT—Application for reopening—amendment—re Variation of the labor law, as cited in an order of the fire commissioner.

PREMISES AFFECTED—89 Gerry street, Brooklyn.

APPEARANCES—

For Petitioner: Charles P. Cannella.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(702-26-S)

WHEREAS, Charles P. Canella, for White Silver Wet Wash Co., owner, filed a petition for a variation of the labor law, as cited in an order of the fire commissioner, affecting premises 89 Gerry street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 8, 1926, reads:

"Order No. 87300-LD:

"1. Provide an additional means of exit remote from the present stairway, as per Rule 3 of the Board of Standards and Appeals, adopted July 29, 1924.";

and

WHEREAS, the building is non-fireproof, two stories in height, 25 ft. by 100 ft. in area; OCCUPIED as a wet wash laundry: 1st story, 9 persons; 2nd story, 6 persons; EXITS: an interior wooden stairway, extending from the first story to top story, with fixed iron ladder to roof, enclosed in 4-inch terra cotta partitions, with fireproof doors at openings; ROOFS of adjoining premises: to east and west, 10 ft. higher; and

WHEREAS, the petitioner, in view of the light occupancy of the premises, requests the acceptance of the existing means of egress, but the board deemed that the order was valid; and

WHEREAS, this petition was denied by the board at its meeting, February 23, 1927, and petitioner requested a reopening and reconsideration of the case on the basis of new facts, which request was granted by vote of the board, and petitioner now requests a modification as to fireproof door.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that a cross partition wall of approved masonry shall be provided at the rear of the first story, separating the boiler room from the work room, and that an automatic fireproof sliding door shall be provided therein; that skylight shall be provided in ceiling ventilating same; that an exit door shall be provided on the second story in the northerly gable wall to roof of the adjoining one-story structure, with egress therefrom through plain glass window through building to the street, so long as conditions otherwise as to use and occupancy remain substantially unchanged and that the building shall be not increased in height or area.

1272-25-S.

PETITIONER—Ernest D. Story, for Flint & Horner Co., Inc., owner.

SUBJECT—Application for reopening—reconsideration, previously denied—re Variation of the labor law, as cited in a decision of the superintendent of buildings.



# MINUTES

PREMISES AFFECTED—66 West 47th street, Manhattan.

## APPEARANCES—

For Petitioner: Ernest D. Story.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and granted on condition.

## THE VOTE TO REOPEN AND GRANT ON CONDITION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative ..... 4

Absent ..... 0

## THE RESOLUTION—

(1272-25-S)

WHEREAS, James P. Whiskeman, for 66 West 47th Street Corp., owner, filed, December 10, 1925, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 66 West 47th street, Borough of Manhattan; and

WHEREAS, this petition was denied by the board at its meeting, March 2, 1926, and reopened by vote of the board at request of present owner who was to take over the building at the time of original action; and

WHEREAS, the decision of the superintendent of buildings, rendered November 4, 1925 (N. B. Applic. No. 268-1925), reads:

"13. Proposed stairway between basement and first story should be enclosed in fireproof partitions to comply with Section 264-70, Par. 7 of Labor Law.";

and WHEREAS, an application (N. B. Applic. No. 268-1925) was filed in the bureau of buildings for the construction of a fireproof building, sixteen stories in height, 118 ft. by 100 ft. 5 in. at first story and 118 ft. by 90 ft. in area above; to be OCCUPIED: cellar, boiler room and storage; 1st story to 4th story, stores; 5th story to 16th story, showrooms with 25 per cent manufacturing; building to be EQUIPPED with a sprinkler system; means of EGRESS to consist of an interior fireproof stairway, extending from first story to roof, and a fire tower; and

WHEREAS, an amendment was filed in the bureau of build-

ings to permit an open stairway from the basement to the first story; the building from the basement to the fourth story being used as a salesroom for furniture by one tenant; and

WHEREAS, the petitioner contends that if the building were not used in part for manufacturing on the upper stories, the building code would permit this open stairway, and that all the other stairways comply with the labor law in all respects.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, permitting one accommodation stairway, unenclosed, from the first story to the basement, on condition that the required legal means of exit otherwise shall be provided throughout the building, and that this modification shall apply only to the center accommodation stairway from the first story to the basement, as shown on the plans submitted in this appeal, and that the labor law shall be complied with in all other respects.

## APPROVAL OF PLANS.

284-31-A.

APPELLANT—Leon G. Godley, for Procter & Gamble Manufacturing Co.

SUBJECT—Approval of plans—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—North side of Richmond terrace, 368 ft. northwest of Western avenue, Port Ivory, Borough of Richmond.

## APPEARANCES—

For Appellant: S. W. Blackett and John Lehman.

ACTION OF BOARD—Plans approved; concrete flooring of tank enclosure not required.

## THE VOTE TO APPROVE PLANS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative ..... 4

Absent ..... 0

Adjourned 3.15 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

WEDNESDAY MORNING, OCTOBER 14, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.

The minutes of the regular meeting of the board held Tuesday morning, October 6, 1931, and the minutes of the regular meeting of the board held on Tuesday afternoon, October 6, 1931, and the minutes of the special meeting held on Tuesday, October 6, 1931, at 4 p. m. were approved as printed in Bulletin No. 41, Vol. XVI.

### BUILDING ZONE CASES.

31-BZ.

APPLICANT—John Somyak, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

## APPEARANCES—

For Applicant: Leo K. Martus.

For Opposition: H. J. Fliegel, Louis A. Rosen, Solomon Goldberg and Saul C. Bunker.

ACTION OF BOARD—Laid over to October 27, 1931, at 10 a. m., on request of applicant's representative. Final disposition.

697-29-BZ.

APPLICANT—Metwood Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building (previously withdrawn; reopened June 30, 1931).

PREMISES AFFECTED—1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

## APPEARANCES—

For Applicant: William M. Smith.

For Opposition: Morris Gerber, Harry Kalkstein and Mrs. J. Cohen.

ACTION OF BOARD—Laid over to October 27, 1931, at 10 a. m., on request of attorney for opposition. Final disposition.

271-31-BZ.

APPLICANT—Emil Guterman, for Adam Woll, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7c and 21 of the build-



# MINUTES

ing zone resolution, to permit in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor.

PREMISES AFFECTED—94-56 to 94-58 221st street, Queens Village, Borough of Queens.

## APPEARANCES—

For Applicant: Emil Guterman and Rudolf Stutzmann.

For Opposition: William M. Blake, Jr.

ACTION OF BOARD—Laid over to October 27, 1931, at 10 a. m., for inspection and report by a committee of board.

571-30-BZ.

APPLICANT—Joseph M. Lonergan, for Frank C. Colyer, lessee.

SUBJECT—Application for reopening—reconsideration—re Application (decisions of the superintendent of buildings and tenement house commissioner), under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy of the basement story of an existing apartment house from dwelling to business use (restaurant) (previously denied).

PREMISES AFFECTED—761-765 St. Mark's avenue and 123-147 New York avenue, northeast corner of New York avenue, Brooklyn.

## APPEARANCES—

For Applicant: Joseph M. Lonergan.

ACTION OF BOARD—Application reopened and set for Calendar Call November 4, 1931, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

254-31-BZ.

APPLICANT—Max Siegel, for C. Ciampi Realty & Building Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—346-356 Morris Park avenue and 1206 Wyatt street, southeast corner, The Bronx.

## APPEARANCES—

For Applicant: None.

For Opposition: Hubert Mussler and Margaret Roshbach.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

223-31-BZ.

APPLICANT—Kenlon-Michels Engineering & Contracting Co., Inc., for Leo Nadel, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of East Tremont avenue and Baisley avenue, The Bronx.

## APPEARANCES—

For Applicant: John Kenlon.

For Opposition: John L. Sheehan, Silas Alacchi, George Hewett and William L. Kingston.

ACTION OF BOARD—Application granted on condition. THE VOTE—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(223-31-BZ)

WHEREAS, Kenlon-Michels Engineering & Contracting Co., Inc., for Leo Nadel, owner, filed, May 13, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of East Tremont avenue and Baisley avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 14, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Tremont avenue, east side, is in a business district; East Tremont avenue, west side, is in a residence district, and Baisley avenue and Bradford avenue are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 5, 1931 (re N. B. 345-31), reads:

"1. Erection of building and occupancy of premises in business district for gasoline service station and accessory uses is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 56.61 ft. on Baisley avenue and 58.87 ft. on East Tremont avenue, upon which it is proposed to erect an office and grease pit building, 42 ft. by 22 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, at the hearing held on July 21, 1931, after argument the case was laid over to September 22 subject to a report by a committee of the board on an inspection to be made of the premises in question; and

WHEREAS, the report of the committee of the board was read and adopted at the hearing of September 22, which report has been incorporated in this resolution, and on September 22, as indicated in the report, the matter was again adjourned to the present date, October 14, for the purpose of applicant's obtaining consent, if possible, from properties immediately affected on Baisley avenue; and

WHEREAS, six consents have been filed, five of which were the six pieces of property on the east side of Baisley avenue, between East Tremont avenue and Bradford avenue, immediately opposite the premises under appeal, and one consent from the adjoining piece of property on Baisley avenue to the north; and

WHEREAS, as indicated in the committee's report the street front on East Tremont avenue between Mayflower avenue and Baisley avenue is comparatively short in length, bounded on the west side of Mayflower avenue by an unrestricted use district and on the east side of Baisley avenue by a business use district, but invaded by non-conforming uses, large garage, auto repair shop, etc., with the exception of one parcel of land between Baisley avenue and Hascom street, and on the east side of East Tremont avenue, opposite the premises under appeal, is the St. Raymond's Cemetery; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be constructed on the westerly and northerly lot lines a masonry wall not less than 10 ft. in height faced with white enameled brick of panel design and coped with architectural terra cotta or stone trim; that all pumps shall



# MINUTES

be set back not less than 10 ft. from the building line; that any office or accessory use to the gasoline station shall be one story in height and housed in masonry structures with facing of white enameled brick of panel design and shall be located along the northerly and westerly lot lines of the property; that there shall be constructed on the building line along Baisley avenue and East Tremont avenue a concrete curbing not less than 12 inches in height and 12 inches in width, with but two openings, both located on East Tremont avenue, each not more than 12 ft. wide, with curb cuts directly in front of said openings not more than 14 ft. wide each; that all advertising signs shall be confined to the illuminated globes of the pumps or the facade of the buildings constructed on the premises; that no portable gas pumps shall be operated or maintained on or outside premises; that all permits shall be obtained within six months and all work involved completed within one year from the date of this action.

207-31-BZ.

APPLICANT—Benjamin N. Brody, for Ignition Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the installation and maintenance of a gasoline service station.

PREMISES AFFECTED—1148 Southern boulevard, east side, 237 ft. north of East 167th street, The Bronx.

APPEARANCES—

For Applicant: Benjamin N. Brody.

For Opposition: Samuel Abrahams, Mrs. A. Grant and Mrs. James J. Hurley.

ACTION OF BOARD—Report of committee on inspection adopted; application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE VOTE TO GRANT—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(207-31-BZ)

WHEREAS, Benjamin N. Brody, for Ignition Realty Corp., owner, filed, May 5, 1931, an application, under the building zone resolution, to permit in a business district the installation and maintenance of a gasoline service station; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 14, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Southern boulevard is in a business district; Hoe avenue is in a residence district; East 167th street is in a business district, and Home street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 29, 1931 (re S. A. 454-31), reads:

“Proposed occupancy of premises in business district as gasoline service station is contrary to provisions of Building Zone Resolution.”;

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 100 ft.; to be occupied as a gasoline service station; and

WHEREAS, the premises under appeal were the subject of

an inspection by a committee of the board, report of which was read and adopted at this hearing October 14, 1931, and which report is incorporated herein, reading:

“Cal. No. 207-31-BZ; premises 1148 Southern boulevard, east side, 237 ft. north of East 167th street.

REPORT OF COMMITTEE OF INSPECTION.

“A committee of inspection of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

“This is an application under section 21, hardship, to permit in a business district the installation and maintenance of a gasoline service station.

“The premises under appeal is now developed with a one-story building with an arcade in the front approximately 24 ft. deep, the arcade portion of the premises being now used as a grease service station and the balance of the building as an auto laundry. It is proposed to remove the grease service station in the arcade and substitute a gasoline station as appealed for.

“The west side of Southern boulevard between 167th street and Home street, opposite the premises under appeal, is mostly developed—where developed—with non-conforming uses: garages, factory, automobile repair shops.

“1166 Southern boulevard, on the same side of the street as the property under appeal, is developed with a large factory with 100 ft. frontage on Southern boulevard. There is also an elevated railroad structure running north and south on Southern boulevard.

“There have been filed with this appeal sixteen objections and no consents.

“The committee of inspection, however, is of the opinion that of these sixteen objectors the only ones that would be in any way affected by this application are the three immediately adjoining the property under appeal to the north.

“Due, however, to the present construction on the premises and the location of the proposed gasoline station being in the arcade, which will mean that it will be entirely housed with the exception of the opening on the building line, it is the opinion of the committee that the property of these three objectors will not be seriously affected by the granting of this appeal.

“Due to the large number of non-conforming uses on Southern boulevard, between 167th street and Home street, the application seems to be substantiated under section 21, hardship.

“The committee, therefore, recommends the granting of this appeal under such safeguards as will protect the adjoining and abutting property owners.

“(Signed) HENRY L. CONNELL,  
Temporary Chairman,  
“JAMES P. HOLLAND,  
“JOHN GUILFOYLE.”

and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the arcade portion of the present building, *on condition* that if there is any heating apparatus underneath the grade of the arcade it shall be separated from the tanks by unpierced masonry walls satisfactory to the fire department; that all pumps shall be set back at least 10 ft. from the building line; along the building line there shall be constructed concrete curbing not less than 12 in. in height and 12 in. in width; that the present grease racks now located in the arcade shall be removed and discontinued; there shall be no other use made of the arcade portion of these premises than for a gasoline service station, as indicated in this resolution; any advertising signs shall be confined to the illuminated globes of the pumps or one projecting electric sign, not more than 3 ft. by 6 ft., indicating the name and nature



# MINUTES

of the business conducted on the premises; there shall be no portable gasoline tanks operated or maintained on the premises; that all permits shall be obtained within six months and all work completed within one year from the date of this action.

280-29-BZ.

APPLICANT—Anthony Sidoti, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1712-1718 81st street, southwest corner of New Utrecht avenue, Brooklyn.

APPEARANCES—

For Applicant: Anthony Sidoti and Philip Pipone.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(280-29-BZ)

WHEREAS, Hugo E. Magnuson, for Anthony Sidoti, owner, filed, April 24, 1929, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1712-1718 81st street, southwest corner of New Utrecht avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 24, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that New Utrecht avenue is in a business district; 17th avenue is in a business district, and 81st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 11, 1929 (re App. No. 1693), reads:

"Proposed gasoline station repair shop and automobile laundry to be located in a business use district is contrary to Art. II, Sec. 4a of Zone Resolution.";

and WHEREAS, the premises consist of a plot of ground with a frontage of 62 ft. 7½ in. on 81st street, 57 ft. 4¼ in. on New Utrecht avenue, on which it is proposed to erect a one-story building, 35 ft. by 50 ft., for auto laundry and repair shop and to install grease pits, tanks and pumps for a gasoline service station; and

WHEREAS, the board, in acting on similar application on the same street front, has granted similar variation; and

WHEREAS, the board, in view of the surrounding circumstances and conditions of the immediate locality thus affected and, moreover, the application being supported by twenty-two consents of property owners within the area immediately affected, the board believes that this application comes within the purview of section 21, unnecessary hardship and practical difficulties; and

WHEREAS, this application was granted by the board at its meeting, September 24, 1929, on certain conditions, and applicant requested a modification of the time limit imposed and an extension of time, and owner now requests a modification as to fence and driveways.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be erected along the westerly and southerly lot line of the property a wall of approved masonry not less than 8 ft. in height; that the proposed one-story building to be used as office and for mechanical operation incidental to the conduct of the gasoline station shall be restricted in height to one story above grade; that the open grease pit,

as indicated on the plans, is prohibited; that any mechanical operation of the plant incidental to the conduct of the business maintained on the premises shall be housed at the southwesterly corner of the premises, enclosed in building of approved masonry with open archways at the front facing the lot; that no portable gasoline tanks shall be operated or maintained on the premises; that the exterior of the building and the interior face of the wall enclosing the lot shall be faced with light-colored face brick with architectural terra cotta or natural stone trimmings; that the gasoline pumps shall be set back from the building line not less than 10 ft.; that there shall be not more than three vehicular entrances, one located on the 81st street front and two on the New Utrecht avenue front; that the entrances shall be not more than 12 ft. in the clear; that curb cuts shall be located directly in front of said entrances, not more than 14 ft. wide; that there shall be erected on the building line of premises, other than the entrances, a concrete curbing 12 in. in height above grade and 12 in. in width; that any advertising displayed on the premises shall be restricted to the illuminated glass globes of the gasoline pumps or flat wall signs on the one-story structure; that a return of the drawings shall be made to this board for approval before submission to the superintendent of buildings; that all permits required shall be obtained within six months and all work involved shall be completed within one year from the date of this action—October 14, 1931.

165-31-BZ.

APPLICANT—Philip J. Curry, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store).

PREMISES AFFECTED—672 Academy street, Manhattan.

APPEARANCES—

For Applicant: J. J. McDermott and Philip J. Curry.

For Opposition: Leonard Levinsohn.

ACTION OF BOARD—Report of committee on inspection adopted; application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE VOTE TO GRANT—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(165-31-BZ)

WHEREAS, Philip J. Curry, owner, filed, April 13, 1931, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied for business use (store); premises 672 Academy street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 14, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is in a business district; Academy street is in a residence district, and Seaman street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 9, 1931 (re N. B. Applic. No. 32-1931), reads:

"2. Proposed erection of Building for Business Use in a Residence District is contrary to Art. 2, Sect. 3 of the Building Zone Resolution. Reconsideration denied.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 25 ft.



# MINUTES

and a depth of 121 ft. 11½ in.; to be occupied for business use (store); and

WHEREAS, the arguments in this application were heard on July 2, at which time the case was laid over for an inspection by a committee of the board, the adjournment date being September 22; and

WHEREAS, on September 22 a further adjournment was granted to October 14, 1931, without the report of the committee being read; and

WHEREAS, the report of committee of inspection was read and adopted on October 14, 1931, which report is incorporated herein, and reads:

"Cal. No. 165-31-BZ.

"Premises 672 Academy street, Manhattan.

## REPORT OF COMMITTEE OF INSPECTION.

"On September 17, 1931, a committee of inspection of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application, under sections 7c and 21, and at the hearing on July 2, 1931, the applicant asked to be permitted to include 7b, for the erection and maintenance of a building to be occupied for business use—stores.

"The property in question is part of a parcel on the southwest corner of Broadway and Academy street, with a frontage of 102 ft. on Broadway and 125 ft. on Academy street.

"Other than the premises under appeal, the property is developed with one-story buildings for business use, lying mostly within the business use district. Adjoining the property to the west on Academy street, the south side, the balance of the block to Seaman street is developed with five-story tenements, with the exception of two small parcels on Seaman street which are vacant. On the northwest corner of Academy street and Broadway, the property with 100 ft. frontage on Academy street and 100 ft. frontage on Broadway, is developed as a six-story tenement house with stores on the first story, the property lying wholly within the business use district.

"There have been no objections and no consents filed in this application. However, the owner of the premises on the northwest corner of Academy street and Broadway objected to the variation at the hearing on July 2. As noted, however, that property lies wholly within a business use district. Objections stated by this property owner at the hearing on July 2 were that 50 per cent of his stores were then vacant and that permitting additional stores to be built in this neighborhood would place a greater burden on his property. It was noted by the committee on inspection that north and south on Broadway there are at the present time a great many

vacant stores. This in a great measure can probably be accounted for due to the present business depression prevailing.

"The committee is of the opinion that the basis of appeal is substantiated under sections 7b, 7c and 21 and that a limited, restricted use for a one-story building only could be favorably considered, without creating a hardship to the adjoining residential zone, and therefore recommends the granting of the appeal.

"(Signed) HENRY L. CONNELL,

Temporary Chairman,

"JAMES P. HOLLAND,

"JOHN GUILFOYLE."

and

WHEREAS, the premises in question with 25 ft. frontage on Academy street is part of a parcel having 125 ft. frontage on Academy street and 100 ft. frontage on Broadway; 100 ft. of this parcel of land on Academy street lies wholly within a business use district, the remaining 25 ft., the property under appeal, lies wholly within a residence use district; the whole parcel, i. e., 125 ft. on Academy street and 100 ft. on Broadway, was purchased as one unit by the present owner about six years ago; and

WHEREAS, the board is empowered under sections 7b and 7c of the building zone resolution where the premises in question is cut by two use districts to grant a variation for the more restricted use; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution with such safeguards as will protect the adjoining properties; and

WHEREAS, the variation is recommended for a one-story building for the 25 ft. strip on Academy street lying wholly within the residence use zone for business use, so that at some future time when the entire premises are developed with buildings more than one story in height, the business use on this 25 ft. plot shall be discontinued and permit voided and shall return in its entirety to residential use.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be but one story in height above grade and its use shall be confined to mercantile stores or shops or executive offices, prohibiting fish markets, butcher shops and delicatessen stores; that all advertising signs shall be confined to letters affixed to the plate glass show windows of the store fronts; that no merchandise shall be exposed or displayed outside the building line; that all permits required shall be obtained within six months and all work completed within one year from the date of this action.

Adjourned 12.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

WEDNESDAY AFTERNOON, OCTOBER 14, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.

### APPEALS FROM ADMINISTRATIVE ORDERS.

421-31-A.

APPELLANT—Morton Brauer, for James Green, owner.  
SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—53 91st street, Brooklyn.

APPEARANCES—

For Appellant: Morton Brauer.

For Opposition: William J. H. Molinari and Eugene Pulch.

For Administration: Assistant Engineer Benjamin Salzman of bureau of buildings and Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to October 27, 1931, at 2 p. m., for inspection and report by committee of the board.

299-31-A.

APPELLANT—Samuel L. Benjamin, for Brownsville Motor Sales Co., Inc., lessee.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.



# MINUTES

## APPEARANCES—

For Appellant: James C. Paradise.

For Administration: Assistant Engineer Benjamin Salzman of bureau of buildings.

ACTION OF BOARD—Laid over to November 17, 1931, at 2 p. m., subject to further consideration and opinion of the corporation counsel.

312-31-A.

APPELLANT—John H. Friend, for Pelham Riding Academy, lessee.

SUBJECT—Appeal from an order and a decision of the superintendent of buildings.

PREMISES AFFECTED—South side of Roosevelt avenue, 500 ft. southwest of Pelham Shore road, The Bronx.

## APPEARANCES—

For Appellant: Harold Leddy.

For Opposition: Mrs. William B. Randall and Murray B. Parks.

For Administration: General Inspector Leo D. McCormack of bureau of buildings.

ACTION OF BOARD—Laid over to October 22, 1931, at 2 p. m., on request of new appellant.

313-31-A.

APPELLANT—A. F. Winter, for F. W. Woolworth Co., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—110-116 Nassau street and 43-45 Ann street, Manhattan.

## APPEARANCES—

For Appellant: A. F. Winter.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Absent ..... 0

## THE RESOLUTION—

(313-31-A)

WHEREAS, A. F. Winter, for F. W. Woolworth Co., lessee, filed, June 23, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 110-116 Nassau street and 43-45 Ann street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 10, 1930 (Order No. 79947-F), reads:

"1. Provide an approved automatic sprinkler system in portion of cellar occupied by the Woolworth 5 and 10 cent store, in accordance with the rules of the Board of Standards and Appeals. Sec. 20, Ch. 12, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered June 5, 1931, reads:

"This will reply to your letter of May 19th, 1931, in which you request reconsideration of order No. 79947-F, requiring the providing of approved automatic sprinkler system in cellar, in view that it is a fireproof building throughout and protected by mechanical extinguishers with fire pails in each bin, full of water.

"You are advised that after giving the matter very careful consideration your request must be denied.";

and

WHEREAS, the building, erected in 1899, is fireproof, twelve stories (basement and sub-basement) in height; OCCUPIED: sub-basement, stock, no persons; basement, storage and boiler room, 4 persons; 1st story, retail store, 20 persons; upper stories, offices, approximately 30 persons per story; and

WHEREAS, appellant proposes to provide additional fire extinguishers in lieu of the required sprinkler system.

Resolved, that the order and decision of the fire commissioner be and they hereby are *affirmed*, and the appeal be and it hereby is *denied*.

374-31-A.

APPELLANT—William M. McCarthy, receiver, for Metropolitan Commercial Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—530 Broadway, Manhattan.

## APPEARANCES—

For Appellant: William M. McCarthy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(374-31-A)

WHEREAS, William M. McCarthy, receiver, for Metropolitan Commercial Corp., owner, filed, July 28, 1931, an appeal from an order of the fire commissioner, affecting premises 530 Broadway, northeast corner of Spring street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 25, 1931 (Order No. 88064-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sec. 581, Ch. 5, Code of Ordinances and rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the building is non-fireproof, eleven stories in height, 25 ft. by 100 ft. in area; OCCUPIED as a tenant factory (women's wearing apparel), approximately twenty persons per story; and

WHEREAS, appellant contends that the bottom of the 5,000-gallon gravity tank (3,500 gallons reserved for standpipe system) is located approximately 15 ft. above the top story outlet and proposes to provide a 3/4-inch nozzle to the hose at the standpipe outlet on the top story; and

WHEREAS, the building was erected in 1898, at which time the present standpipe system was installed and accepted by the administrative officials having jurisdiction thereof.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that a reserve of 3,000 gallons shall be maintained for the standpipe supply and that the bottom of the tank shall be not less than 8 ft. 6 in. above the highest top story outlet; that the hose in the top story shall be equipped with 1/2-inch nozzles; that the building shall be not increased in height or area, and that the standpipe system shall comply with the rules in all other respects.

305-31-A.

APPELLANT—Samuel Rosenblum, for Russeks Fifth Avenue, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—386-390 Fifth avenue and 2-6 West 36th street, southwest corner, Manhattan.

## APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4



# MINUTES

Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(305-31-A)

WHEREAS, Samuel Roscnblum, for Russeks Fifth Avenue, Inc., lessee, filed, July 17, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 386-390 Fifth avenue and 2-6 West 36th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 7, 1930 (Order No. 69867-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sec. 580-581, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered June 13, 1931, reads:

"This will reply to your letter of April 21st, 1931, referring to order 69867-F in which you request reconsideration basing same principally on the fact that the present equipment was installed some time ago in accordance with the requirements of this department.

"There being no modification granted by the Board of Standards and Appeals it is our conclusion that Rule 91 of the Board of Standards and Appeals is applicable and order No. 69867-F must be complied with.";

and

WHEREAS, the building, erected in 1903, is fireproof, eight stories and pent house in height, 67 ft. 5 in. by 166 ft. 10 in. in area; OCCUPIED by one concern for the manufacture of ladies' wearing apparel, approximately 35 persons per story; the pent house occupied for repairs, 15 persons; and

WHEREAS, appellant contends that the building is provided with an automatic sprinkler system; that the standpipe gravity tank is located 5 ft. 10 in. above the outlet in the pent house story and 20 ft. 1 in. above the outlet on the eighth story; that the pent house is less than 50 per cent of the area of the roof, and requests the acceptance of existing conditions as to the location of the standpipe gravity tank; and

WHEREAS, the building was erected in 1903, at which time the present standpipe system was installed and accepted by the departments having jurisdiction thereof, and the building is equipped with a two-source sprinkler system, with the exception of the first story, with overflow alarm.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above the pent house or top story outlet, which elevation is to be not less than 5 ft., *on condition* that the hose in the pent house or top story shall be equipped with 1/2-inch nozzles; that the building shall be not increased in height or area, and that the standpipe system shall comply with the rules in all other respects.

315-31-A.

APPELLANT—John J. Gilmartin, for Estate of Robert Goelet, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—110-112 Fifth avenue and 1 West 16th street, northwest corner, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative ..... 4  
Absent ..... 0

## THE RESOLUTION—

(315-31-A)

WHEREAS, John J. Gilmartin, for Estate of Robert Goelet, owner, filed, June 23, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 110-112 Fifth avenue and 1 West 16th street, northwest corner, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 6, 1930, reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sections 580-581, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered June 3, 1931, reads:

"This will reply to your letter of May 8th, 1931, in which you state with reference to Order No. 79832-F that your understanding is that the rules governing this requirement have been modified and the tank is now legal, the bottom of same being 15 ft. above the hose outlet in the top story, and regarding item 3, of order No. 79834-F, that the tank is legal in its present condition and the installation of heating apparatus will not be necessary.

"You are advised that the rules governing the requirements of the elevation of tanks have not been modified, therefore, order No. 79832-F and item 3 of order No. 79834-F must be complied with as written.";

and

WHEREAS, the building, erected in 1888, is fireproof, eleven stories in height, 91 ft. 6 in. by 158 ft. 4 in. in area; OCCUPIED: cellar, storage and boiler room, 10 persons; 1st story, office and showroom, 50 persons; 2nd story, manufacturing, 20 persons; 3rd story, vacant at present; 4th story, manufacturing, 20 persons; 5th story, vacant at present; 6th story, stock and showroom, 15 persons; 7th story, manufacturing, 75 persons; 8th story, manufacturing, 50 persons; 9th story, manufacturing, 25 persons; 10th story, manufacturing, 75 persons; 11th story, manufacturing, 75 persons; and

WHEREAS, appellant contends that the building is provided with a sprinkler system; that the gravity tank supplying the standpipe system contains a 3,500 gallon reserve for the standpipe system and is located approximately 16 ft. above the outlet in the top story; appellant requests the acceptance of existing conditions as to the location of the standpipe gravity tank; and

WHEREAS, the building was erected in 1888, at which time the present standpipe system was installed and approved by the department having jurisdiction thereof; and

WHEREAS, the building is equipped with a two-source sprinkler system with overflow alarm.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the elevation of the standpipe tank above the present top story outlet, which elevation shall not be less than 16 ft. 7 in. above the said outlet; that the hose on the top story shall be equipped with 1/2-inch nozzles; that the standpipe system shall comply with the rules in all other respects and the building shall be not increased in height or area.

279-31-A.

APPELLANT—Knickerbocker Ice Co., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—146 Elizabeth street, Manhattan.

APPEARANCES—

For Appellant: John J. O'Brien and Everett Fowler.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Com-



# MINUTES

|                                                             |   |
|-------------------------------------------------------------|---|
| missioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                              | 0 |
| Absent .....                                                | 0 |

## THE RESOLUTION—

(279-31-A)

WHEREAS, Knickerbocker Ice Co., owner, filed, June 3, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 146 Elizabeth street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 23, 1928 (re Order No. 44881-LC), reads:

"An inspection of your refrigerating plant located at 146 Elizabeth Street, Manhattan, shows that the following changes are necessary to have the plant conform with the Fire Department Regulations:

"6. Permanently close up opening from refrigerating machinery room to elevator shaft as per Sec. 220, Chapter 10, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered May 13, 1931, reads:

"Responding to your favor of April 15, 1931, in reference to the refrigerating plant at 146 Elizabeth Street, Manhattan, it is regretted that the Fire Department can no longer rescind or waive any requirement of the Code of Ordinances.

"It is suggested that relief from item 6 of order numbered 44881-LC, which reads:

"'6. Permanently close up opening from refrigerating machinery room to elevator shaft, as per Sec. 220, Chapter 10, Code of Ordinances.'

"be sought of the Board of Standards and Appeals, Room 1100, Municipal Building.";

and

WHEREAS, the building, erected in 1913, is fireproof, five stories in height, 138 ft. 5½ in. by 99 ft. 2¾ in. in area; OCCUPIED as an ice manufacturing plant; 1st story, machinery room, 2 persons; 2nd story, storage room, 6 persons; 3rd, 4th and 5th stories, tank rooms, 4 persons per story; and

WHEREAS, appellant contends that the system is direct expansion and contains 25,000 pounds of ammonia; that the fire department considers the whole building a refrigerating room; that on the first and second stories the entrance to the elevator shaft is vestibuled and that owing to the location of machinery and piping on the third, fourth and fifth stories it is impractical to install the required vestibule or ante-room around the elevators; and

WHEREAS, the plant was erected and present machinery installed in 1913 and operated under permits from the fire department since 1917; and

WHEREAS, the violation is placed against the openings in the elevator shaft only on the third, fourth and fifth floors, the openings in the first and second floors being protected by vestibules; and

WHEREAS, the plant is in the control of a licensed operator at all times of the day and night.

Resolved, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the openings to the elevator shaft on the third, fourth and fifth floors, *on condition* that said openings shall be equipped with vaporproof doors satisfactory to the fire department; that the refrigerating rules shall be complied with in all other respects, and that the occupancy of the third, fourth and fifth floors shall be limited to not more than five persons per floor.

## PETITIONS FOR VARIATIONS.

332-31-S.

PETITIONER—Samuel A. Hertz, for James Rudden, owner.

SUBJECT—Variation of the labor law, as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—426 East 109th street, Manhattan.

## APPEARANCES—

For Petitioner: Samuel A. Hertz.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Laid over to October 22, 1931, at 2 p. m., on request of petitioner's representative.

341-31-S.

PETITIONER—John Kaiser, owner.

SUBJECT—Variation of the labor law, as cited in an order of the fire commissioner.

PREMISES AFFECTED—242 Ellery street, Brooklyn.

## APPEARANCES—

For Petitioner: John Kaiser, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 22, 1931, at 2 p. m., for petitioner to obtain consent from adjoining owner.

359-31-S.

PETITIONER—Halsey W. Wilson, for The H. W. Wilson Co., Inc., owner.

SUBJECT—Variation of the labor law, as cited in an order of the fire commissioner.

PREMISES AFFECTED—950-956 University avenue, The Bronx.

## APPEARANCES—

For Petitioner: O. A. Raynor.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., on request of petitioner's representative.

304-31-S.

PETITIONER—Springsteen & Goldhammer, for Masro Realty Corp., owner.

SUBJECT—Variation of the labor law, as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—40-42 West 37th street, Manhattan.

## APPEARANCES—

For Petitioner: Albert Goldhammer and Samuel Fridenberg.

ACTION OF BOARD—Petition granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative .....

Absent .....

## THE RESOLUTION—

(304-31-S)

WHEREAS, Springsteen & Goldhammer, for Masro Realty Corp., owner, filed, June 17, 1931, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 40-42 West 37th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered June 11, 1931 (re Alt. Applic. No. 1172-1931), reads:

"1. No light shall exceed 720 square inches in area. Sec. 264, Subd. 7c Labor Law.

"2. No pane shall exceed 48 inches in any dimension. The frames holding the glass shall not exceed 5' by 9' between supports. Rule 503 Industrial Code.";

and

WHEREAS, the building, erected in 1924, is fireproof, thirteen stories in height, 44 ft. by 88 ft. 10 in. in area; OCCUPIED: 1st and mezzanine story, store, 50 persons; upper stories, offices, 50 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and



# MINUTES

WHEREAS, it is proposed to install in the street wall of the building, on the third story, fireproof frames glazed with ¼-inch plate glass, the maximum area of the glass being 5 ft. in width by 6 ft. 9 in. in height; and

WHEREAS, petitioner contends that the proposed work would enhance the architectural appearance of the building and alleviate poor lighting conditions which now exist.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted*, only so far as it affects the size of the glass on the third story, *on condition* that no single light of glass shall be more than 4 ft. in width, equipped with metal frames and sash and glazed with ¼-inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

326-31-S.

PETITIONER—Bail Bond Bureau, lessee.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—103 Lafayette street and 99 Walker street, southeast corner, Manhattan.

APPEARANCES—

For Petitioner: William McKinny.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(326-31-S)

WHEREAS, Bail Bond Bureau, lessee, filed, June 26, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 103 Lafayette street and 99 Walker street, southeast corner, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 25, 1931 (re Order No. 83033-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sec. 263 & 270 of the Labor Law."

and

WHEREAS, the decision of the fire commissioner, rendered June 26, 1931, reads:

"This will reply to your letter of June 25, 1931, referring to order numbered 83033-LD, in which you request that we reconsider the order requiring a change in the partition, which the Bail Bond Bureau has in its office on the second floor; this partition consisting of glass and wood in which bookkeeping is done, and in no other part of the floor are there any partitions.

"Your request for reconsideration must be denied, as the Fire Commissioner is without authority to grant same."

and

WHEREAS, the building is fireproof, fourteen stories in height, 56 ft. 3¼ in. by 62 ft. 9 in. in area; OCCUPIED: 1st story, store; 2nd story, office of Bail Bond Bureau; upper stories, offices, showrooms and factories, 60 persons per story; and

WHEREAS, petitioner contends that the wood and glass partitions in question are located on the second story of the building; that this space is used solely as a business office and is enclosed with fireproof partitions with fireproof doors in the openings therein and contends, further, that with the exception of two firms engaged at light manufacturing, the building is given over to office use.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted*, only so far as it affects the combustible partitions, on the second floor, the approximate length of such partitions to be not more than 36 ft. and the height not more than 7 ft. 6 in.,

*on condition* that there be no factory occupancy of any nature or description on the second story; that the building otherwise shall comply with the labor law in all respects and be not increased in height or area.

307-31-S.

PETITIONER—William Koppe, for Kiamie Realty Corp., owner.

SUBJECT—Variation of the labor law, as cited in an order of the fire commissioner.

PREMISES AFFECTED—16 East 18th street, Manhattan.

APPEARANCES—

For Petitioner: William Koppe.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(307-31-S)

WHEREAS, William Koppe, for Kiamie Realty Corp., owner, filed, June 18, 1931, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 16 East 18th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 30, 1930 (Order No. 81229-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Sec. 273 of the Labor Law."

and

WHEREAS, the building is fireproof, nine stories in height, 23 ft. 10 in. by 94 ft. in area; OCCUPIED: cellar, boiler room and storage (electric fixtures), no persons; 1st story, store (electric fixtures), 5 persons; 2nd story, printing and office, 4 persons; 3rd story, manufacture of purses, 10 persons; 4th story, salesroom (perfume), 2 persons; 5th story, vacant at present; 6th story, manufacture of cigars, 9 persons; 7th story, manufacture of bathrobes, 7 persons; 8th story, vacant; 9th story, manufacture of novelties, 5 persons; 10th (pent house), vacant; EQUIPPED with a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in terra cotta partitions, with kalameined doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story to the second story balcony, with egress from the termination of the fire escape by means of fire escapes on adjoining buildings at rear; ROOFS of adjoining buildings: to west, five stories lower; to east, two stories lower; and

WHEREAS, petitioner requests the acceptance of the existing means of egress from the termination of the fire escape.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted*, only so far as it affects the egress from the termination of the rear fire escape, *on condition* that the egress therefrom be as follows: direct connection to the balcony of the fire escape of No. 13 East 17th street, direct connection to the balcony of the fire escape in the rear of No. 7 East 17th street, and connection from such balcony in the rear of No. 11 to the yard or rear of No. 9 East 17th street, with egress through each of these three buildings direct to East 17th street; that a letter of consent be filed with the fire department from the owners of No. 9, No. 11 and No. 13 East 17th street consenting to such means of egress; that the occupancy of the building under appeal shall be limited to not more than ten persons on each story; that the building shall not be increased in height or area, and that the labor law shall be complied with in all other respects.



# MINUTES

369-31-S.

PETITIONER—Louis A. Hornum, for 15-17 West 46th Street Corp., owner.

SUBJECT—Variation of the labor law, as cited in orders and a decision of the fire commissioner.

PREMISES AFFECTED—15-17 West 46th street, Manhattan.

APPEARANCES—

For Petitioner: Louis A. Hornum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Absent ..... C

THE RESOLUTION—

(369-31-S)

WHEREAS, Louis A. Hornum, for 15-17 West 46th Street Corp., owner, filed, July 23, 1931, a petition for a variation from the requirements of the labor law, as cited in orders and a decision of the fire commissioner, affecting premises 15-17 West 46th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 27, 1931 (Order No. 82131-LD), reads:

"1. Discontinue the use of the above premises for factory purposes occupied in violation of Sec. 270-279 of the Labor Law and certificate of occupancy issued by the Superintendent of Buildings.";

and

WHEREAS, the order of the fire commissioner, dated August 13, 1927 (Order No. 25391-LD), reads:

"1. Discontinue the use of the above premises above the mezzanine floor for factory purposes as per Section 270 of the Labor Law and Resolution, Board of Standards and Appeals. Calendar 620-26-S.";

and

WHEREAS, the decision of the fire commissioner, rendered July 23, 1931, reads:

"In reply to your request of your Mr. Louis A. Hornum to the Fire Commissioner to grant a variation of the use of the premises known as streets numbers 15 and 17 West 46th Street, in the Borough of Manhattan, I beg to advise that the Fire Commissioner has no authority to vary from the provisions of the Labor Law in any particular and your request for reconsideration must be denied.";

and

WHEREAS, the building is fireproof, nine stories in height, 33 ft. 11 in. by 92 ft. 5 in. in area at the first story and 33 ft. 11 in. by 77 ft. 11 in. above; OCCUPIED: cellar, dressmaker, 12 persons; 1st story, dressmaker, 15 persons; 2nd story, fur repairing, 20 persons; 3rd story, silversmiths, 20 persons; 4th story, silversmiths, 20 persons; 5th story, beauty parlor, 20 persons; 6th story, beauty parlor, 20 persons; 7th story, beauty parlor, 20 persons; 8th story, fur repairing, 20 persons; 9th story, brick showroom, 20 persons; means of EGRESS consist of an interior stairway, extending from the first story to the roof, enclosed in fireproof partitions, with fireproof doors to the openings; and

WHEREAS, petitioner contends that it is proposed to erect an additional fireproof enclosed stairway, extending from the roof downward to the eighth story and thence connecting with a 45-degree labor law fire escape on the front of the building with counterbalanced stairs to the street; that this will provide the two means of egress necessary; that under Cal. No. 620-26-S on July 12, 1927, the board granted a variation from the requirements of the labor law permitting the occupancy of the store floor on the street level and mezzanine floor, rear portion of the basement, for minor needlework alterations and adjustments for a temporary period; that owing to the condition of the neighborhood it is necessary, in order to obtain revenue from the building

to meet expenses, to permit light manufacturing work throughout the building.

Resolved, that the orders and decision of the fire commissioner be and they hereby are *affirmed*, and the petition be and it hereby is *denied*.

306-31-S.

PETITIONER—Daniel J. Dunn, for Madis Realty Corp., lessee.

SUBJECT—Variation of the labor law, as cited in an order of the superintendent of buildings.

PREMISES AFFECTED—37-41 East 58th street, 36-54 East 59th street and 617-627 Madison avenue, Manhattan.

APPEARANCES—

For Petitioner: Patrick C. Hanbury.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(306-31-S)

WHEREAS, Daniel J. Dunn, for Madis Realty Corp., lessee, filed, June 17, 1931, a petition for a variation from the requirements of the labor law, as cited in an order of the superintendent of buildings, affecting premises 37-41 East 58th street, 36-54 East 59th street and 617-627 Madison avenue, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated May 28, 1931 (re Order No. 5692-1930), reads:

"You are hereby notified that the building known as Number 617-27 Madison Avenue, 37-41 E. 58th Street, in the Borough of Manhattan, The City of New York, does not conform to section 264 Labor Law in the respects noted below:

"In that of laying floor sleepers and wood flooring on the 3rd floor, contrary to section 264 of the Labor Law.

"You are hereby directed to immediately remove all wood flooring and sleepers on the 3rd floor.";

and

WHEREAS, the building is fireproof, ten stories in height, 200 ft. 10 in. by 200 ft., irregular, in area; OCCUPIED: 1st story, stores, restaurant and factory, 640 persons; 2nd story, office, showrooms and factory, 200 persons; 3rd story, offices, showrooms, factory and dance studio, 200 persons; upper stories, offices, showrooms and factory; 4th story, 200 persons; 5th story, 400 persons; 6th story, 400 persons; 7th story, 180 persons; 8th story, 180 persons; 9th story, 180 persons; 10th story, 180 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: three interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, petitioner contends that the wood flooring which has been placed on that portion of the third story, as indicated on plans filed herewith, is constructed as per plans filed and in a manner which limits the fire hazard to a minimum and contends, further, that the wood floor is a necessity in order to conduct the business of a dance studio.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted*, only so far as it affects the portion of the third floor shown colored in yellow on the plans filed with this appeal, which portion shall be separated from the balance of the studio on the third floor by 4-inch fireproof partitions equipped with self-closing fire doors; the whole studio as shown on the plan shall be separated from the balance of the third floor by 6-inch fireproof partitions with self-closing fireproof doors at the openings; this variation shall apply only to the wood floors of the studios, colored as aforesaid, which shall be built in accordance with the plans filed with this appeal; that this wood flooring shall be in addition to required fireproof



# MINUTES

flooring and installed on top of same as indicated on plans filed; that the labor law shall be complied with in all other respects and the building shall be not increased in height or area.

## APPLIANCE SUBMITTED FOR APPROVAL.

260-31-SA.

PETITIONER—Albert I. Mackler, owner.

SUBJECT—Mackler Film Rewinder and Renovator, approval of.

## APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appliance approved.

## THE VOTE TO APPROVE APPLIANCE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(260-31-SA)

WHEREAS, Albert I. Mackler, owner, filed, May 26, 1931, a petition with the board of standards and appeals for approval of his device known as the Mackler Film Rewinder and Renovator; and

WHEREAS, a committee of the board inspected this device in operation at premises 630 Ninth avenue, Borough of Manhattan, and recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Mackler Film Rewinder and Renovator for use in New York City when installed and operated in accordance with the requirements of law and when constructed in accordance with plans and photographs filed in this petition.

Adjourned 6.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held September 22, 1931, as they appeared in Bulletin No. 39, Vol. XVI, are hereby corrected to read as follows:

## THE RESOLUTION—

(286-31-A)

WHEREAS, Samuel Rosenblum, for Billings Estate Corp., owner, filed, June 5, 1931, an appeal from orders and a decision of the fire commissioner, affecting premises 707-709 Broadway and 270-272 Mercer street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated April 4, 1931, read:

"Order No. 83875-F:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Sections 580-581, Ch. 5, Code of Ordinances and rules of the Board of Standards and Appeals.";

and

"Order No. 83877-F:

"1. Arrange the standpipe system to conform to the requirements of the Board of Standards and Appeals and comply with the following orders:

"a. Replace the 3" riser on Mercer Street side of building which connects with present tank, with a 4" riser.";

and

WHEREAS, the decision of the fire commissioner, rendered June 2, 1931, reads:

"This will reply to your letter of April 21st, 1931, referring to orders No. 83875-F and 83877-F, item a, in which you call attention to an order issued by this department December 26th, 1913, and which was accepted by providing a sprinkler system in lieu of the standpipe.

\* *Correction*—Calendar number changed from 266-31-A to 286-31-A in resolution.

"Your request for rescindment must be denied due to their being no legal modification of the orders.";

and  
WHEREAS, the building is fireproof, ten stories in height, 49 ft. 8 in. frontage on Broadway, extending 200 ft. through the block with 62 ft. 10 in. frontage on Mercer street; OCCUPIED as a tenant factory; at present time seven floors are vacant; and

WHEREAS, the appellant claims the building was erected in 1895, equipped with a sprinkler system throughout the building, also with a standpipe system installed at the time of erection of the building, consisting of of a 4-inch riser at Broadway side and a 2½-inch riser at Mercer street side of the building, fed from a house supply gravity tank of 2,100 gallons capacity, the bottom of which is 9 ft. 2 in. above the hose outlet in highest story; that a standpipe order No. 12108-F was issued against the premises in 1913, the fire department ruled that if an automatic sprinkler system were installed it would be accepted in lieu of complying with the standpipe order, the work of installing the sprinkler system was completed and the standpipe order was rescinded in 1915; furthermore, the appellant contends the exits are adequate and the building is provided with sufficient means of fire-fighting appliances; and

WHEREAS, the building was erected in 1895, at which time the present standpipe system was installed, and which was subject to an order of the fire commissioner in 1913, which order was held in abeyance pending the installation of a two-source sprinkler system, and when such system was installed the order of 1913 was rescinded.

*Resolved*, that the orders and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the 2½-inch riser on the Mercer street front be replaced with a 4-inch riser located in the stair hall enclosure connecting to the tank on the roof; that a reserve of 1,500 gallons be maintained for standpipe supply in the present 2,100-gallon tank; that the elevation of the bottom of the tank be not less than 9 ft. above the top story outlet; that the standpipe hose on the top story shall be equipped with ½-inch nozzles; that the building shall be not increased in height or area and only so long as the present two-source sprinkler system is maintained in good working order and the standpipe system complies in all other respects.

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price \$1.25; by mail \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price 30c; by mail 35c.



# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held June 16, 1931, as they appeared in Bulletin No. 25, Vol. XVI, are hereby corrected to read as follows:

(55-31-BZ)

WHEREAS, David L. Blick, for Jack J. Falk, owner, filed, January 31, 1931, an application, under the building zone resolution, to permit in a business district the alteration of a garage for the storage of more than five (5) motor vehicles so as to include a gasoline service station (garage previously granted by the board); premises 6401-6411 Fort Hamilton parkway and 956-972 64th street, southeast corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 16, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fort Hamilton parkway is in a business district; 10th avenue is in a business district; 9th avenue is in an unrestricted district; 64th street, west of a point 100 ft. east of 10th avenue to a point 100 ft. east of 9th avenue, is in a business district; 64th street, east of a point 100 ft. east of 10th avenue, is in a residence district; 65th street, west of a point 100 ft. east of 10th avenue to a point 100 ft. east of 9th avenue, is in a business district, and 65th street, east of a point 100 ft. east of 10th avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 9, 1931 (re App. No. 15529-1929), reads:

"1. Conditional approval by the Board of Appeals is not complied with in the following respects:

"a. Area of proposed garage has been decreased.

"b. It is proposed to install a gas station."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 101 ft. 7 in. on Fort Hamilton parkway, 153 ft. 4 in. on 64th street and a distance of 170 ft. 10 in. along the south lot line; under Cal. No. 653-29-BZ the board (under section 21) granted on March 18, 1930, an application permitting the erection of a one-story fireproof garage for more than five motor vehicles, covering the entire plot; an extension of time to complete the work was subsequently

\* Correction—Words "519-531 Church avenue, northwest" changed to "956-972 64th street, southeast" in the address of the premises.

granted; this garage has not been built; applicant now proposes to lessen the area of the proposed garage and to occupy the Fort Hamilton parkway frontage of the plot for a depth of 28 ft. as a gasoline service station and the remainder of the plot is to be occupied by the proposed garage; the proposed garage in question having a frontage of 125 ft. 4 in. on 64th street, a distance of 100 ft. along the easterly lot line and a distance of 142 ft. 10 in. along the southerly lot line and a distance of 142 ft. 10 in. along the southerly lot line; and

WHEREAS, the premises under appeal was the subject of an application for a garage, which was granted by this board on March 18, 1930; and

WHEREAS, the applicant now seeks to use 28 ft. of the frontage of the property on Fort Hamilton parkway for the use of a gasoline service station; and

WHEREAS, the board deems that a denial of the application would constitute practical difficulty and unnecessary hardship upon the applicant, as set forth under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the southerly building line of the garage shall be carried out to the Fort Hamilton parkway frontage with a masonry wall racked back from Fort Hamilton parkway at an angle of about 45 degrees, said wall to be coped with architectural terra cotta or natural stone trim; the front elevation of the garage and the inside face of the southerly gable wall surrounding the gasoline station shall be faced with white enameled brick of panel design; there shall be erected along the building line of the Fort Hamilton parkway and 64th street frontage surrounding the gasoline station a concrete curbing not less than 12 in. in height and 12 in. in width with two openings therein, not more than 12 ft. wide each, with curb cuts directly in front of said openings not more than 14 ft. wide each; that all gasoline pumps shall be set back from the inside of the concrete curbing not less than 10 ft.; all advertising displayed for gasoline selling purposes shall be confined to the illuminated globes of the gasoline pumps; there shall be no accessory uses incidental to a gasoline station installed or maintained on the gasoline station portion of the premises; that all permits required shall be obtained within nine months and the work completed within one year from the date of this action; that the resolution of the board adopted March 18, 1930, with respect to the garage, shall be complied with in all other respects.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held September 22, 1931, as they appeared in Bulletin No. 39, Vol. XVI, are hereby corrected to read as follows:

631-29-BZ.

APPLICANT—George Laskas, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, for a motor vehicle repair shop; previously granted for a garage March 4, 1930; reopened June 9, 1931.

PREMISES AFFECTED—192 Clymer street, south side, 100 ft. west of Lee avenue, Brooklyn.

APPEARANCES—

For Applicant: Francis D. McGarey.

\* Correction—Second, third and fourth preamble added to resolution and sixth preamble corrected as to description of building.

ACTION OF BOARD—Report of committee adopted; application granted on condition.

THE VOTE TO ADOPT REPORT—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE VOTE TO GRANT—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(631-29-BZ)

WHEREAS, George Laskas, owner, filed, October 22, 1929, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 192 Clymer street, south side, 100 ft. west of Lee avenue, Borough of Brooklyn; and

WHEREAS, this application was granted by the board April



# MINUTES

1, 1930, for a garage for more than five motor vehicles, the property of owner of premises, on certain conditions, applicant now proposes to change the occupancy to a motor vehicle repair shop; and

WHEREAS, the case was reopened by vote of board June 9, 1931, on the basis of a new decision of the superintendent of buildings; and

WHEREAS, the decision of the superintendent of buildings, rendered June 8, 1931, reads:

"Mr. D. D. Streeter,  
"214 Furman Street,  
"Brooklyn, N. Y.

"In the matter of Application No. 5187, 1931. Location—No. 192 Clymer Street, s.s. 100 ft. west of Lee Avenue.

"The following objections have been filed by the examiners:

"Proposition contrary to the Zone Resolution, Art. II, Sec. II.

"The use of a building for a motor vehicle repair shop in a Residence district.

"Proposition contrary Board of Appeals Resolution (631-29-BZ) Installing Motor Vehicle Repair Shop and omitting restriction as to ownership of cars.

"DENIED

"July 7, 1931.

"T. P. Flanagan,  
Superintendent,  
"per E. N. McCall."

and

WHEREAS, applicant claims he has found it impossible to use premises for storage of his own automobiles as originally intended and has been unable to rent premises for similar use, and only use for which he can rent premises is as auto repair shop; and

WHEREAS, a public hearing was held on this amended application by the board of standards and appeals, at its regular meeting, September 22, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Division avenue is in a business

district; Lee avenue is in a business district; Clymer street, west of a point 100 ft. west of Lee avenue, is in a residence district, and Taylor street, west of a point 100 ft. west of Lee avenue, is in a residence district; and

WHEREAS, the premises consist of a plot of ground having a frontage of 25 ft. and a depth of 100 ft.; on the front of the plot there was located a non-fireproof two-story building, 25 ft. by 36 ft. 11 in. in area; on the westerly rear of the plot there was located a one-story non-fireproof building, 20 ft. by 30 ft. 8 in. in area; the front building and the west and south walls of the rear building have been incorporated in a structure which covers the entire plot; the first story to be occupied as a motor vehicle repair shop and the second story to be occupied as a dwelling; and

WHEREAS, the premises involved was the subject of an inspection by a committee of the board, which inspection was made and report read at the hearing of this date and said report is incorporated with the record; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the first story of the present two-story building for the use of a motor vehicle repair shop for minor repairs, *on condition* that there shall be no power-driven machinery other than one-half horsepower electric machines and prohibiting also any open forges or anvils; that the walls and ceiling of the present first story shall be fire-retarded; that any business or work conducted on the premises shall be limited to week days between the hours of seven o'clock in the morning and six o'clock in the evening and no work on Sundays; that any advertising signs or displays shall be confined to the fixed letters on the plate glass show windows of the first story front of the building or to the facade of the building, strictly prohibiting any roof sign of any nature or description; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

## PUBLIC HEARING

### PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[693-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on November 12, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# RULES

## PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS.

Adopted by the Superintendents of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931

### Filings of Drawings, Descriptions, Etc.

1. Drawings and triplicate descriptions, on forms furnished by the Bureau of Buildings for all Plumbing and Drainage, shall be properly filled in, and filed by the owner or architect in the said Bureau. The plans must be drawn to scale in ink, on cloth, or they must be cloth prints of such scale drawings, and shall consist of such floor plans and sections as may be necessary to show clearly all plumbing work to be done, and must show partitions and methods of ventilating water-closet apartments.

2. The said plumbing and drainage shall not be commenced or proceeded with until said drawings and descriptions shall have been so filed and approved by the Superintendent of Buildings.

3. No modification of the approved drawings and descriptions will be permitted unless either amended drawings and triplicate descriptions, or an amendment to the original drawings and descriptions, covering the proposed change or changes, are so filed and approved by the Superintendent of Buildings.

4. The drainage and plumbing of all buildings, both public and private, shall be executed in accordance with the rules and regulations of the Bureau of Buildings.

5. Repairs or alterations of plumbing or drainage may be made without filing drawings and descriptions in the Bureau of Buildings, but such repairs or alterations shall not be construed to include cases where new vertical lines or horizontal branches of soil, waste, vent or leader pipes are proposed to be used.

6. Notice of such repairs or alterations shall be given to the said bureau before the same are commenced in such cases as shall be prescribed by the rules and regulations of the said bureau, and the work shall be done in accordance with the said rules and regulations.

7. Where repairs or alterations, ordered by the Board of Health or Tenement House Department for sanitary reasons, include cases where new vertical and horizontal lines of soil, waste, vent or leader pipes are proposed to be used or old ones replaced, drawings and descriptions must be filed with and approved by the Superintendent of Buildings before same shall be commenced or proceeded with.

8. Repairs and alterations may comply in all respects with the weight, quality, arrangement and venting of the rest of the work in the building. Except when an existing soil, waste or vent line has been damaged by fire or other causes to the extent of 50 per cent or more of its entire length, same must be replaced by new lines installed in accordance with the rules and regulations governing new lines.

9. No plumbing and drainage or any part thereof shall be commenced until the plumber who is to do the work shall sign the specifications and make affidavit that he is duly authorized to proceed with the work. Affidavit must give the name and address of owner and plumber, etc. No registered plumber shall sign the specifications and act as the agent for a plumber who has not obtained a certificate of competency from the Examining Board of Plumbers as an Employing or Master Plumber. A violation of this rule will be deemed a sufficient reason by the Superintendent of Buildings for the cancellation of a Certificate of Registration, in accordance with Chapter 803, Laws of 1896.

10. One set of specifications will be received for not more

than ten houses, and then only when on adjoining lots and houses are exactly alike.

11. Written notices must be given to the Superintendent of Buildings by the plumber when any work is begun, and at such times as the work is ready for inspection.

### Definition of Terms.

12. The term "private sewer" is applied to main sewers that are not constructed by and under the supervision of the Department of Public Works.

13. The term "house sewer" is applied to that part of the main drain or sewer extending from a point two feet outside of the outer front wall of the building, vault or area to its connection with public sewer, private sewer or cesspool.

14. The term "house drain" is applied to that part of the main horizontal drain and its branches inside the walls of the building, vault or area and extending to and connecting with the house sewer.

15. The term "soil line" is applied to any vertical line of pipe having outlets above the floor of first story for water closet connections.

16. The term "waste line" is applied to any vertical line of pipe having outlets above the first floor for fixtures other than water closet.

17. The term "vent pipe" is applied to any special pipe provided to ventilate the system of piping and to prevent trap siphonage and back pressure.

### Materials and Workmanship.

18. All materials must be of the best quality, free from defects, and all work must be executed in a thorough, workmanlike manner.

19. All cast-iron pipes and fittings must be uncoated, sound, cylindrical and smooth, free from cracks, sand holes and other defects, and of uniform thickness.

20. Pipe, including the hub, shall weigh not less than the following average weights per linear foot:

| Diameters      | Weights per Linear Foot |               |
|----------------|-------------------------|---------------|
|                | Standard                | Extra Heavy   |
| 2 inches.....  | 3 3/5                   | 5 1/2 pounds  |
| 3 inches.....  | 5 1/5                   | 9 1/2 pounds  |
| 4 inches.....  | 7                       | 13 pounds     |
| 5 inches.....  | 9                       | 17 pounds     |
| 6 inches.....  | 11                      | 20 pounds     |
| 7 inches.....  | 14                      | 27 pounds     |
| 8 inches.....  | 17                      | 33 1/2 pounds |
| 10 inches..... | 23                      | 45 pounds     |
| 12 inches..... | 33                      | 54 pounds     |

Standard pipe may be used above ground in residence buildings not exceeding two stories and basement in height. In all other buildings extra heavy pipe shall be used.

21. The size, weight and maker's name must be cast on each length of pipe.

22. All joints must be made with picked oakum and molten lead and be made gas tight. Twelve ounces of fine, soft pig lead must be used at each joint for each inch in the diameter of the pipe when extra heavy pipe is used, and nine ounces when standard pipe is installed.

23. All wrought iron and steel pipes must be equal in quality to "standard" and must be properly tested by the manufacturer. All pipe must be lap-welded. No plain black or uncoated pipe will be permitted.

24. All wrought iron or steel water supply, vent, waste and soil pipes must be galvanized.



# RULES

25. Where galvanized wrought iron or steel pipe is required the fittings used on same must also be galvanized.

26. Fittings for waste or soil and refrigerator waste pipes must be cast-iron recessed and threaded drainage fittings, with smooth interior waterway, and threads tapped, so as to give a uniform grade to branches of not less than one-fourth of an inch per foot.

27. Short nipples on wrought iron or steel pipe, where the unthreaded part of the pipe is less than one and one-half inches long, must be of the thickness and weight to correspond to weight of pipe.

28. The pipe shall not be less than the following average thickness and weight per linear foot:

| Diameters      | Thicknesses | Weights per Linear Foot |
|----------------|-------------|-------------------------|
| 1½ inches..... | .14 inches  | 2.68 pounds             |
| 2 inches.....  | .15 inches  | 3.61 pounds             |
| 2½ inches..... | .20 inches  | 5.74 pounds             |
| 3 inches.....  | .21 inches  | 7.54 pounds             |
| 3½ inches..... | .22 inches  | 9.00 pounds             |
| 4 inches.....  | .23 inches  | 10.66 pounds            |
| 4½ inches..... | .24 inches  | 12.34 pounds            |
| 5 inches.....  | .25 inches  | 14.50 pounds            |
| 6 inches.....  | .28 inches  | 18.76 pounds            |
| 7 inches.....  | .30 inches  | 23.27 pounds            |
| 8 inches.....  | .32 inches  | 28.18 pounds            |
| 9 inches.....  | .34 inches  | 33.70 pounds            |
| 10 inches..... | .36 inches  | 40.06 pounds            |
| 11 inches..... | .37 inches  | 45.02 pounds            |
| 12 inches..... | .37 inches  | 48.98 pounds            |

29. All brass pipe for soil, waste and vent pipes and solder nipples must be thoroughly annealed, drawn, brass tubing, of standard iron-pipe gauge.

30. Connections on brass pipe and between brass pipe and traps on iron pipe must not be made with slip joints of couplings. Threaded connections on brass pipe must be of the same size as iron pipe thread for same size of pipe and be tapered.

31. The following average thicknesses and weights per linear foot will be required:

| Diameters      | Thicknesses | Weights per Linear Foot |
|----------------|-------------|-------------------------|
| 1½ inches..... | .14 inches  | 2.84 pounds             |
| 2 inches.....  | .15 inches  | 3.82 pounds             |
| 2½ inches..... | .20 inches  | 6.08 pounds             |
| 3 inches.....  | .21 inches  | 7.92 pounds             |
| 3½ inches..... | .22 inches  | 9.54 pounds             |
| 4 inches.....  | .23 inches  | 11.29 pounds            |
| 4½ inches..... | .24 inches  | 13.08 pounds            |
| 5 inches.....  | .25 inches  | 15.37 pounds            |
| 6 inches.....  | .28 inches  | 19.88 pounds            |

32. Where light or heavy pipe is used brass ferrules must be of best quality cast brass, not less than 4 inches long and 2 inches and 3 inches and 4 inches in inside diameter and not less than the following weights:

| Diameters     | Weights           |
|---------------|-------------------|
| 2 inches..... | 1 pound 0 ounces  |
| 3 inches..... | 1 pound 12 ounces |
| 4 inches..... | 2 pounds 8 ounces |

33. One and one-half inch ferrules are not permitted.

34. Soldering nipples must be heavy cast brass or of brass pipe, iron pipe-size. When cast they must not be less than the following weights:

| Diameters      | Weights           |
|----------------|-------------------|
| 1½ inches..... | 0 pound 8 ounces  |
| 2 inches.....  | 0 pound 14 ounces |
| 2½ inches..... | 1 pound 6 ounces  |
| 3 inches.....  | 2 pounds 0 ounces |
| 4 inches.....  | 3 pounds 8 ounces |

35. Brass screw caps for cleanouts must be extra heavy, not less than one-eighth of an inch thick. The screw cap must have a solid square or hexagonal nut, not less than one inch high, with a least diameter of one and one-half inches. The body of the cleanout ferrule must be at least equal in weight and thickness to the caulking ferrule for the same size of pipe.

36. Where cleanouts are required by rules and by the approved plans, the screw cap must be of brass. The engaging part must have not less than six threads of iron-pipe size and be tapered. Cleanouts must be of full size of trap up to four inches in diameter, and not less than four inches for larger traps.

37. The use of lead pipes is restricted to the short branches of the soil and waste pipes, bends and traps, roof connections of inside leaders.

"Short branches" of lead pipe shall be construed to mean not more than:

|                |              |
|----------------|--------------|
| 8 feet of..... | 1½ inch pipe |
| 5 feet of..... | 2 inch pipe  |
| 2 feet of..... | 3 inch pipe  |
| 2 feet of..... | 4 inch pipe  |

38. All connections between lead pipes and between lead and brass or copper pipes must be made by means of "wiped" solder joint.

39. All lead waste, soil, vent and flush pipes must be of the best quality, known in commerce as "D," and of not less than the following weights per linear foot:

| Diameters                           | Weights per Linear Foot |
|-------------------------------------|-------------------------|
| 1¼ inch (for flush pipes only)..... | 2½ pounds               |
| 1½ inches.....                      | 3 pounds                |
| 2 inches.....                       | 4 pounds                |
| 3 inches.....                       | 6 pounds                |
| 4 and 4½ inches.....                | 8 pounds                |

40. All lead traps and bends must be of the same weights and thicknesses as their corresponding pipe branches. Sheet lead for roof flashings must be six-pound lead, and must extend not less than six inches from the pipe, and the joint made watertight.

41. Copper tubing, when used for inside leader roof connections, must be seamless drawn tubing, not less than 22 gauge, and when used for roof flashings must be not less than 18 gauge.

## General Regulations.

42. Each building must be separately and independently connected with a public or private sewer, or cesspool, except where a building is located on the rear of the same lot with another building, when its plumbing and drainage system may be connected to the house-drain of the front build-



# RULES

ing behind the house trap and fresh air inlet which shall be used for both buildings if sewer connected; or may be connected to an existing cesspool of front house and be provided with a separate house trap and fresh air inlet.

43. Every building must have its sewer connections directly in front of the building, unless permission is otherwise granted by the Superintendent of Buildings.

44. Where there is no sewer in the street or avenue, and it is possible to construct a private sewer to connect in an adjacent street or avenue, a private sewer may be constructed, to be used in common for one or more buildings. It must be laid outside the curb under the roadway.

45. Cesspool and privy vaults will be permitted only after it has been shown to the satisfaction of the Superintendent of Buildings that their use is absolutely necessary.

46. When allowed, they must be constructed strictly in accordance with the terms of the permit issued by the Superintendent of Buildings.

47. Cesspools must not be used as privy vaults nor can privy vaults be used as cesspools. Cesspool and privy vaults must be located at least 15 feet from any building and on the same lot as building for which their use is intended. Walls of cesspools and privy vaults when constructed of brick must be 8 inches thick; if of stone, 18 inches thick. Bottoms of cesspools and privy vaults must be of stone concrete 6 inches thick. The entire interior surface of cesspools and privy vaults must be finished with a coating of Portland cement mortar 1 inch thick.

48. As soon as it is possible to connect with a public sewer, the owner must have the cesspool and privy vault emptied, cleaned and disinfected and filled with fresh earth, and have a sewer connection made in the manner herewith prescribed.

49. All pipe lines must be supported at the base on brick piers, or by heavy iron hangers from the cellar ceiling-beams, and along the line by heavy iron hangers at intervals of not more than ten feet.

50. All pipes, issuing from extensions or elsewhere, which would otherwise open within 20 feet of the window of any building, must be extended above the top of any window located within such distance. When a building exceeds in height that of an adjoining building, and windows or openings are cut in the wall on the lot line within 20 feet of the roof terminal of any soil, waste or vent line now in place or subsequently installed in the lower building, the owner of the higher building shall defray the expense of extending said soil, waste or vent lines above the roof of the higher building, or shall himself make such alteration.

51. The arrangement of all pipes must be as straight and direct as possible. Offsets will be permitted only when unavoidable.

52. All pipes and traps should, where possible, be exposed to view. They should always be readily accessible for inspection and repairing.

53. In every building where there is a leader connected to the drain, if there are any plumbing fixtures, there must be at least one four (4) inch pipe extending above the roof for ventilation.

## Yard, Area and Other Drains.

54. All yards, areas and courts exceeding 15 square feet in area must be drained into the sewer. A shaft open at the top not exceeding 25 square feet in area, and which cannot be connected in back of a leader, yard, court or area drain trap, may be drained into a publicly-placed, water-supplied, properly-trapped and vented slop sink.

55. These drains, when sewer-connected, must have con-

nections not less than three inches in diameter. They should be controlled by one trap—the leader trap, if possible.

56. Floor drains will only be permitted when it can be shown to the satisfaction of the Superintendent of Buildings that their use is absolutely necessary and arrangements made to maintain a permanent water seal in the traps.

57. Cellar drains may be connected in back of and controlled by a leader, yard, court or area drain trap which need not be vented.

58. Subsoil drains should discharge into a sump or receiving tank, the contents of which if discharged by gravity may be discharged into a rain leader, yard, court or area drain behind the trap controlling same or may be discharged through a properly-trapped and vented, water-supplied receptacle. Where mechanical force is required to discharge the contents into the plumbing and drainage system, a proper automatic cut-off or check valve must be provided on the connection between house-drain and apparatus used for raising the contents of sump-pit.

59. The contents of settling chamber or dust receptacle for vacuum cleaners may be discharged into a Plumbing and Drainage system, the same as sub-soil drain sump-pits.

## Leaders.

60. Every building shall be kept provided with proper metallic gutters and rain leaders for conducting water from all roofs in such manner as shall protect the walls and foundations from injury. In no case shall the water from any rain leader be allowed to flow upon the sidewalk or adjoining property, but the same shall be conducted by proper pipes to the sewer. If there be no sewer in the street upon which the building fronts, then the water from said leaders may be conducted by proper pipes laid below the surface of sidewalk to the street gutter, or may be conducted by extra heavy cast-iron pipe to a leeching cesspool located at least 20 feet from any building. No plumbing fixtures shall discharge into a leeching cesspool.

61. Inside leaders must be made of cast-iron, wrought iron or steel, with roof connections made gas and water tight by means of a heavy lead or copper-drawn tubing wiped to a brass ferrule or nipple caulked or screwed into the pipe.

62. Outside leaders may be made of sheet metal, but they must connect with the house drain by means of a cast-iron pipe extending vertically five feet above the grade level.

63. Leaders must be trapped with cast-iron running traps so placed as to prevent freezing.

64. Rain-water leaders must not be used as soil, waste or vent pipes, nor shall any such pipe be used as a leader.

## The House Sewer, House Drain, House Trap and Fresh Air Inlet.

65. Old house sewers may be used in connection with new buildings or new plumbing only when they are found, on examination by the plumbing inspector, to conform in all respects to the requirements governing new sewers.

66. When a proper foundation consisting of a natural bed of earth, rock, etc., can be obtained, the house sewer can be of earthenware pipe.

67. Where the ground is made or filled in, or where the pipes are less than three feet deep, or in any case where there is danger of settlement by frost or from any cause, and when cesspools are used, the house sewer must be of extra heavy cast-iron pipe, with lead-caulked joints.

68. No earthenware house-drain, when found in a leaky or defective condition, shall be repaired or replaced except with heavy cast-iron pipe.

69. The house-drain and its branches must be of extra heavy cast iron when under ground, and of extra heavy cast iron or galvanized wrought iron or steel when above ground, except as provided in Rule 20 of these rules.



# RULES

70. The house drain must properly connect with the house sewer at a point two feet outside of the outer front vault or area wall of the building. An arched or other proper opening must be provided for the drain in the wall to prevent damage by settlement.

71. The house drain if above the cellar floor must be supported at intervals of ten feet by eight-inch brick piers or suspended from the floor beams, or be otherwise properly supported by proper hangers placed not more than 10 feet apart.

72. No steam-exhaust, boiler blow-off or drip-pipe shall be connected with the house-drain. Such pipes must first discharge into a proper condensing tank, and from this a proper outlet to the house sewer outside of the building must be provided. In low pressure steam systems the condensing tank may be omitted, but the waste connections must be otherwise as above required.

73. The house-drain and house-sewer must be run as direct as possible, with a fall of at least one-quarter inch per foot, all changes in direction made with proper fittings, and all connections made with Y branches and one-eighth and one-sixteenth bends.

74. The house-sewer and house-drain must be at least four inches in diameter when receiving the discharge of a water-closet. Where rain leaders are connected to the plumbing system, the sizes of house-sewer, house-drain and leader connections shall be computed according to the square feet of area drained into them. No house-sewer or house-drain shall be of less diameter than the largest line of pipe connected thereon. The following table is the maximum area allowed to drain into pipes of given diameter:

| Diameter of Pipe | Fall<br>¼ Inch per Foot | Fall<br>½ Inch per Foot |
|------------------|-------------------------|-------------------------|
| 3.....           | 1,200 square feet       | 1,500 square feet       |
| 4.....           | 2,500 square feet       | 3,200 square feet       |
| 5.....           | 4,500 square feet       | 6,000 square feet       |
| 6.....           | 8,000 square feet       | 10,000 square feet      |
| 7.....           | 12,400 square feet      | 15,600 square feet      |
| 8.....           | 18,000 square feet      | 22,500 square feet      |
| 9.....           | 25,000 square feet      | 31,500 square feet      |
| 10.....          | 41,000 square feet      | 59,000 square feet      |
| 12.....          | 69,000 square feet      | 98,000 square feet      |

75. Full size Y and T branch fittings for handhole cleanouts must be provided where required on house-drain and its branches. No cleanout need be larger than 6 inches in diameter.

76. An iron running trap must be placed in the house-drain near the front wall of the house, and on the sewer side of all connections, except a Y fitting used to receive the discharge from an automatic sewage lift, oil separator, or a drip-pipe where one is used. If placed outside of the house or below the cellar floor, it must be made accessible in a brick manhole, the walls of which must be eight inches thick, with an iron or flagstone cover. When outside the house it must never be less than three feet below the surface of the ground.

77. When the plumbing system of any building is altered by the addition of a new soil, waste or vent line to the extent of 50 per cent. or more, and no house trap and fresh air inlet or leader trap exists on the house-drain, same shall be provided.

78. The house trap must have two cleanouts, with brass screw cap ferrules caulked in.

79. A fresh-air inlet pipe must be connected with the house-drain just inside of the house trap and extended to the outer air, terminating with open end at least one foot above the grade at most available point to be approved by the Superintendent of Buildings and shown on plans.

The fresh-air inlet pipe shall be one-half the diameter of house-drain but not less than 4 inches in diameter.

80. No curb box or similar device with grating placed in sidewalk will be permitted for fresh air inlets.

## Soil and Waste Lines.

81. All main, soil, waste or vent pipes must be of iron, steel or brass.

82. When they receive the discharge of fixtures on any floor above the first, they must be extended in full calibre at least one foot above the roof coping, and well away from all shafts, windows, chimneys or other ventilating openings. When less than four inches in diameter, they must be enlarged to four inches at a point not less than one foot below the roof surface by an increaser not less than nine (9) inches long.

83. No caps, cowls or bends shall be affixed to the top of such stack.

84. In all buildings, wire baskets must be securely fastened into the opening of each pipe in an accessible position. When roofs are used for drying purposes or roof gardens, all pipes shall be extended to a height of seven feet.

85. Necessary offsets above the highest fixture branch must not be made at an angle of less than forty-five degrees to the horizontal.

86. Soil and waste pipes must have proper Y or TY branches for all fixture connections.

87. No connection to lead branches for water-closets or slop sinks will be permitted, except the required branch vent.

88. Branch soil and waste pipe must have a fall of at least one-quarter inch per foot.

89. Short TY branches will be permitted on vertical lines only. Long one-quarter bends and long TY's are permitted. Short one-quarter bends and double hubs, short roof increasers and common offsets, and bands and saddles are prohibited.

90. The diameters of soil and waste pipes must not be less than those given in the following table:

|                                                                                                                |    |        |
|----------------------------------------------------------------------------------------------------------------|----|--------|
| Main soil stacks in buildings serving not more than two sets of fixtures in four or less stories               | 4  | inches |
| Main soil stacks in residence buildings serving not more than two sets of fixtures in five or six stories..... | 4  | inches |
| Main soil stacks in all other cases.....                                                                       | 5  | inches |
| Branch soil pipes for not more than four water closets.....                                                    | 3  | inches |
| Branch soil pipes for more than four water-closets .....                                                       | 4  | inches |
| Main waste stacks.....                                                                                         | 2  | inches |
| Main waste stacks for kitchen sinks on six or more floors.....                                                 | 3  | inches |
| Branch waste pipes for slop sinks.....                                                                         | 3  | inches |
| Branch waste pipes for laundry tubs.....                                                                       | 1½ | inches |
| When set in ranges of three.....                                                                               | 2  | inches |
| Branch waste for kitchen sinks .....                                                                           | 2  | inches |
| Branch waste for urinals.....                                                                                  | 2  | inches |
| Branch waste for other fixtures.....                                                                           | 1½ | inches |

A set of fixtures, as used in this rule, shall include not more than one water-closet, one bath tub, one wash basin, one sink and two laundry trays.

## Vent Pipes.

91. All traps, except approved anti-siphon traps con-



# RULES

nected to main waste or soil lines or to the house drain by branch piping not over seven (7) feet in length with a fall not exceeding two (2) inches per foot, shall be protected from siphonage and back-pressure by special lines of vent pipes; provided that where approved deep-seal siphon-jet water closet or slop sink fixtures are installed with branch piping not over five (5) feet in length from fixture to main soil or waste line, the vent pipe may be omitted for such fixtures in buildings not over eight (8) stories in height, and where the main soil or waste line is made one inch larger in diameter than required by these rules, the vent pipe may also be omitted for such fixtures in buildings over eight (8) stories in height.

92. All vent pipe lines and main branches must be of iron, steel or brass. They must be increased in diameter and extended above the roof as required for waste pipes. They may be connected with the adjoining soil or waste line well above the highest fixture, but this will not be permitted when there are fixtures on more than six floors.

93. All offsets must be made at an angle of not less than forty-five degrees to the horizontal, and all lines must be connected at the bottom with a soil or waste pipe or the drain in such a manner as to prevent the accumulation of rust scale.

94. Branch vent pipes shall be kept above the top of all connecting fixtures, so as to prevent the use of vent pipes as soil pipes or waste pipes. Branch vent pipes should be connected not less than six inches nor more than two feet from crown of trap or side of lead bend.

95. Except where "yoke type" ventilation is installed, vent connection for water-closets and slop sinks must be made from the branch soil or waste pipe just below the trap of the fixture, and the branch vent pipe must be so connected as to prevent obstruction, and no waste pipe connected between it and the fixture. Earthenware traps must have no vent horns.

"Yoke type" ventilation shall be taken to mean a cross connection, by means of a horizontal branch soil or waste pipe, between the main soil or waste line and the vent line, and in which the connection between the branch pipe and the vent line is made at least six (6) inches above the line of fixtures discharging into such branch pipe.

96. No sheet metal, brick or other flue shall be used as a vent pipe.

97. The sizes of vent pipes throughout must not be less than the following:

For main vents, two inches in diameter; for water-closets on three or more floors, three inches in diameter; for other fixtures on less than seven floors, two inches in diameter; three-inch vent pipe will be permitted for less than nine stories; for more than eight and less than sixteen stories, four inches in diameter; for more than fifteen and less than twenty-two stories, five inches in diameter; for more than twenty-one stories the size of the vent pipe shall be determined by the Superintendent of Buildings.

For fixtures other than water-closets and slop sinks and for more than eight stories, vent pipes may be one inch smaller in diameter than above stated.

For long branch vent pipes over 10 feet in length but not exceeding 25 feet, two inches in diameter; when over 25 feet in length but not exceeding 50 feet, three inches in diameter. No branch vent pipe can exceed 50 feet in length, nor can any main vent be of less diameter than the largeset branch vent connecting to same.

98. When the plumbing fixtures installed in any building are arranged in groups or batteries, "yoke type" ventilation may be installed, provided that for batteries of water-closets each fixture shall be set not more than two (2) feet distant from the horizontal branch soil pipe into which it discharges, and for batteries of fixtures other than wa-

ter-closets each fixture shall be so located that its trap will be not more than two (2) feet distant from the horizontal branch waste line into which it discharges. When the ordinary type of venting is installed and the number of branch or back vents from the traps of fixtures connecting to any main branch vent exceeds the number and size given in the following table, a 3-inch main branch vent must be provided for the additional vent connections.

|      |                                          |
|------|------------------------------------------|
| 2-1½ | inch branches on a 1½ inch main branch.  |
| 4-2  | inch branches on a 2 inch main branch.   |
| 7-1½ | inch branches on a 2 inch main branch.   |
| 2-2  | } inch branches on a 2 inch main branch. |
| 4-1½ |                                          |
| 1-2  | } inch branches on a 2 inch main branch. |
| 5-1½ |                                          |

## Traps.

99. No form of trap will be permitted to be used unless it has been approved by the Superintendent of Buildings or the Board of Standards and Appeals.

No anti-siphon trap or deep-seal siphon-jet fixture shall be approved until it has successfully passed such test as may be prescribed by the Board of Standards and Appeals.

100. No masons' cesspool, bell, pot, bottle or D-trap will be permitted, nor any form of trap that is not self-cleaning, nor that has interior chamber or mechanism, nor any trap except earthenware ones that depend upon interior partitions for a seal. Backwater or tide valves will only be permitted when it can be shown to the satisfaction of the Superintendent of Buildings that their use is absolutely necessary and of a type as approved by him.

101. Every fixture must be separately trapped by a water-sealing trap placed as close to the fixture outlet as possible, and no trap shall be placed more than 2 feet 0 inches from any fixture.

102. A set of not more than three wash trays may connect with a single trap, or into the trap of an adjoining sink, provided both sink and tub waste outlets are on the same side of the waste line, and the sink is nearest the line. When so connected, the waste pipe from the wash trays must be branched in below the water-seal.

103. The discharge from any fixture must not pass through more than one trap before reaching the house-drain.

104. All traps must be well supported and set true with respect to their water levels.

105. All fixtures, other than water-closets and urinals, must have strong metallic strainers or bars over the outlets to prevent obstruction of the waste pipe.

106. All exposed or accessible traps, except water-closet traps, must have brass trap screws for cleaning the trap placed on the inlet side, or below the water level.

107. All iron traps for house-drain, yard and other drains and leaders must be running traps with handhole cleanouts of full size of the traps, when same are less than five (5) inches. All traps under ground must be made accessible by brick manholes with proper covers.

108. Overflow pipes from fixtures must in all cases be connected on the inlet side of traps.

109. All earthenware traps must have approved heavy brass floor plates properly secured to the branch soil pipe and bolted to the trap flange, and the joint made gas-tight. The use of rubber washers for floor connections is prohibited. All floor flanges must be set in place and inspected before any water-closet is set thereon.



# RULES

110. No trap shall be placed at the foot of main soil and waste pipe lines.

111. Every plunge bath shall be provided with a trap at least four inches in diameter, the waste from trap to bath to be reduced to two inches in diameter and this waste to be controlled by a gate valve. Overflow pipes, if provided, must be connected on inlet side of trap. Except where an approved anti-siphon trap is installed in the manner specified in Rule 91, such trap must be ventilated by a separate vent line extended above the roof, of the same size as trap and water connection.

112. The sizes for traps must not be less than those given in the following table:

|                               |    |                    |
|-------------------------------|----|--------------------|
| Traps for water-closets.....  | 4  | inches in diameter |
| Traps for slop sinks.....     | 3  | inches in diameter |
| Traps for kitchen sinks.....  | 2  | inches in diameter |
| Traps for wash trays.....     | 2  | inches in diameter |
| Traps for urinals.....        | 2  | inches in diameter |
| Traps for shower-baths.....   | 2  | inches in diameter |
| Traps for other fixtures..... | 1½ | inches in diameter |

Traps for leaders, area, floor and other drains must be at least 3 inches in diameter.

113. Every dental cuspidor must be separately trapped by a trap of at least one and one-half (1½) inches in diameter, which shall be vented except where an approved anti-siphon trap is installed in the manner specified in Rule 91, and placed as close to the fixture as possible. The connection between trap and cuspidor may be three-quarters (¾) of an inch in diameter.

114. No plumbing fixtures, except bar sinks, soda fountains or drinking fountains, shall be installed with an indirect waste connection to the plumbing and drainage system. The waste of every bar sink, soda fountain and drinking fountain, if not directly connected, must discharge over a properly water-supplied, trapped sink, with trap vented, unless an approved anti-siphon trap is installed in the manner specified in Rule 91. The main waste lines shall be two (2) inches in diameter, and the branches to fixtures at least one and one-half (1½) inches in diameter. Drinking fountains must be trapped and the waste line extended through the roof. No vent connections need be provided.

## Safe and Refrigerator Waste Pipes.

115. Safe and refrigerator waste pipes must be of galvanized iron, and be not less than 1¼ inches in diameter nor larger than 1½ inches in diameter with pipe branches at least 1 inch in diameter with strainers over each inlet.

116. Safe and refrigerator waste pipes shall not be trapped. They must discharge over a properly water-supplied, trapped sink, with trap vented unless an approved anti-siphon trap is installed in the manner specified in Rule 91, such sink to be publicly placed, and not more than 4 feet above the floor. In no case shall any refrigerator or safe waste pipe discharge over a sink located in a room used for living purposes.

117. The branches on vertical lines must be made by Y or TY fittings and carried up to the safe with as much pitch as possible.

118. Lead safes must be graded and neatly turned over bevel strips at their edges.

119. Where there is an offset on a refrigerator waste pipe in the cellar, there must be cleanouts to control the horizontal part of the pipe.

120. In all lodgings and tenement houses the safe and refrigerator waste pipes must extend above the roof.

## Water Closets, Sinks and Washtubs.

(Good except as relating to tenement houses and factories.)

121. In all buildings occupied as stores, dwellings, lodging or boarding houses, hotels, offices, lofts, workshops, factories or storage houses, there must be at least one water-closet in each building. There must be sufficient water-closets so that there will never be more than 15 persons to each water-closet. In places of public assembly, the number of toilets and the most available location are to be determined by the Superintendent of Buildings.

122. Separate water-closets and toilet rooms must be provided for each sex in buildings used as workshops, lofts, office buildings, factories, hotels, and all places of public assembly.

123. In lodging houses, there must be one water-closet on each floor, and where there are more than 15 persons on any floor there must be an additional water-closet on that floor for every 15 additional persons or fraction thereof.

124. In tenement houses, lodging houses, factories, workshops, and all public buildings, the entire water-closet apartment, and side walls to a height of six inches from the floor, except at the door, must be made waterproof with asphalt, cement, tile, metal or other waterproof material as approved by the Superintendent of Buildings.

125. In all buildings, the water-closet and urinal apartments must be ventilated to the outer air by windows opening on the same lot upon which the building is situated or by a ventilating skylight placed over each room or apartment wherein such fixtures are located.

126. In all buildings, the outside partition of any water-closet or urinal apartment must be air-tight and extend to the ceiling or be independently ceiled over. When necessary to properly light such apartments, the upper part of the partitions must be provided with translucent glass. The interior partitions of such apartments must be dwarfed partitions.

127. The general water-closet accommodation of any building cannot be placed in the cellar, nor can any water-closet be placed outside of a building except to replace an existing water-closet.

128. In alteration work where it is not practicable to ventilate a water-closet or urinal apartment by windows or a skylight directly to the outer air, there may be provided a galvanized wrought iron vent duct extended to the outer air which must be equal in area to at least 144 inches for one water-closet or urinal, and an additional 72 square inches for each water-closet added therein.

129. Where water-closets will not support a rim-seat, the seat must be supported on galvanized iron legs.

130. Every earthenware water-closet with connection through the floor in all new work, and in all alterations, must be set on an approved floor slab of porcelain, slate or other material impervious to moisture, same to be not less in size than the base of the water-closet set thereon.

131. All water-closets must have earthenware flushing rim bowls. They must be set entirely free and open from all enclosing woodwork.

132. Pan, plunger, offset-washout and washout, or other water-closets having an unventilated space, or the walls of which are not thoroughly washed out at each discharge, will not be permitted.

133. Long hopper water-closets will not be permitted, except earthenware hoppers where there is an exposure to frost.

134. Drip trays on water-closets will not be permitted.

135. Water-closets and urinals must never be connected



# RULES

directly with or flushed from the water-supply pipes, except when flushometer valves are used.

136. Each water-closet and urinal must be flushed from a separate cistern, the water from which is used for no other purpose, or may be flushed through flushometer valves.

137. Where "Flushometers" are used, they must be supplied from tank pressure, unless otherwise permitted by the Superintendent of Buildings; the rising lines shall be at least one and one-half inches in diameter, and the main branches shall be at least one and one-quarter inches in diameter, with individual branches not less than one inch in diameter, for water-closets and not less than one-half inch in diameter for urinals. Individual branches shall not exceed twelve inches in length.

138. The overflow of cisterns may discharge into the bowl of the closet, but in no case connect with any part of the drainage system.

139. Iron water-closet and urinal cisterns and automatic water-closet and urinal cisterns are prohibited, unless approved by the Superintendent of Buildings.

140. The copper lining of water-closet and urinal cisterns must not be lighter than ten (10) ounce copper.

141. Water-closet flush pipes must not be less than one and one-fourth inches and urinal flush pipes one (1) inch in diameter, and if of lead must not weigh less than two and one-half pounds and two pounds per linear foot. Flush couplings must be of full size of the pipe.

142. Rubber connections and elbows are not permitted on flush pipes.

143. Latrines, trough water-closets and similar appliances may be used only on written permit from the Superintendent of Buildings, and must be set and arranged as may be required by the terms of the permit.

144. All urinals must be constructed of materials impervious to moisture, and that will not corrode under the action of urine. The floor and wall of the urinal apartments must be lined with similar non-absorbent and non-corrosive material.

145. The platforms of treads of urinal stalls must never be connected independently to the plumbing system, nor can they be connected to any safe waste pipe.

146. Iron trough water-closets and trough urinals must be enameled or galvanized.

147. In all houses, sinks must be entirely open, on iron legs or brackets without any inclosing woodwork.

148. Wooden wash tubs are prohibited, except when used in hotels, restaurants or bottling establishments for washing dishes or bottles. Cement or artificial stone tubs will not be permitted unless approved by the Superintendent of Buildings.

## Water Supply for Fixtures.

149. All water-closets and other plumbing fixtures must be provided with a sufficient supply of water for flushing to keep them in a proper and cleanly condition.

Flush tanks must have a capacity of eight gallons for water-closets and five gallons for urinals.

150. House service pipes must be connected to the street mains by means of taps, and a stop-cock or valve placed under the sidewalk at the curb, in compliance with the rules and under the supervision of the Department of Water Supply, Gas and Electricity.

151. A separate stop or valve must be placed upon the service pipe inside the front wall.

152. The diameters of street service pipes must not be less than three-quarter inch for dwellings and tenements occupied by six families or less; one inch for tenements and one and one-half inch for hotels, factories and other miscellaneous buildings, provided that in no case can the diameter of the service pipes be less than the diameter of the tap installed under the supervision of the Department of Water Supply, Gas and Electricity.

## Riser Lines.

153. The diameter of all riser lines in plumbing systems shall be not less than three-quarters ( $\frac{3}{4}$ ) inches; except that when lead or brass pipe is used, the minimum diameter may be one-half ( $\frac{1}{2}$ ) inch.

Separate stop-cocks or valves, so located as to be accessible at all times, shall be placed at the foot of each riser line and, in all buildings other than residence buildings occupied exclusively by one or two families or having not more than fifteen sleeping rooms, on each branch line from the riser for each isolated fixture or each group of fixtures, such as bathroom fixtures, kitchen fixtures, etc.; except that only one stop cock or valve shall be required for the fixtures contained in any one apartment, suite, store or loft occupied by one tenant when all the fixtures contained in each such apartment, suite, store or loft are supplied from one branch line.

154. Diameters of branches to any fixtures must not be less than one-half inch, except when used to supply water-closets, cisterns or lavatories. When the material used is lead or brass pipe, the minimum diameter may be three-eighths inch. Branches for flush valves for water-closets must not be less than one and one-quarter inch in diameter and for urinals not less than three-quarters of an inch in diameter.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a circulating type approved by Department of Water Supply, Gas & Electricity. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, a circulating system approved by Department of Water Supply, Gas & Electricity shall be installed.

156. All risers and branches must be properly fastened.

157. When the water pressure is not sufficient to supply freely and continuously all fixtures, a house supply tank must be provided of sufficient size to afford an ample supply of water to all fixtures at all times. Such tanks must be supplied from the pressure or by power pumps, as may be necessary; when from the pressure, ball cocks must be provided.

158. House supply tanks must be metal-covered so as to exclude dust and so located as to prevent water contamination by gas and odors from plumbing fixtures.

159. House supply tanks must be of wood or iron, or of wood lined with tinned and planished copper.

160. House tanks must be supported on iron beams.

161. The overflow pipe should discharge upon the roof, where possible, and in such cases should be brought down to within six (6) inches of the roof, or it must be trapped and discharged over an open and water-supplied sink not in the same room, nor over three and one-half feet above the floor. In no case shall the overflow be connected with any part of the plumbing system.

162. Emptying pipes for such tanks must be provided and be discharged in the manner required for overflow pipes, and may be branched into overflow pipes. Emptying pipes for tanks containing more than five hundred (500) gallons must be four (4) inches in diameter and provided with a valve of same size fitted with a wheel or lever handle.

163. Acid wastes must be "B" lead pipe or earthen pipe; if of lead pipe they must be at least two inches in diameter, and if of earthen pipe at least three inches in diameter and continued down to the lower story of building and



# RULES

so arranged as to discharge into a lime box and diluting sink properly trapped and vented and connected inside of house trap. If the lime box and diluting sink are not used the acid waste must be extended to an earthen house sewer or separately and independently connected to a public or private sewer in street and provided with an accessible running trap located just inside of front wall of building. All branches and joints on lead acid wastes must be made by means of burnt lead joints. If earthenware pipe is used, vertical joints must be made with a mixture of asphaltum and cement. Each length of pipe on vertical runs and on horizontal runs when above the cellar floor must be supported at each hub by proper supports. All floor drains and fixture connections must be trapped and run as direct as possible.

## Sewage Lifts.

164. When it is necessary to use a sump system and sewage lift to receive the discharge from the waste or soil connection to fixtures, same shall be arranged to be accessible. If discharged with compressed air it shall be connected to the house drain on the sewer side of all leader or area drain traps and fixture connections or may be connected to house drain on the sewer side of house trap. A separate trap and fresh air inlet must be provided on the inlet side of sump and a 4-inch pipe line continued from drain discharging into sump up to and above roof, for purposes of ventilation. Relief pipes must be provided on sewage receptacles of sumps. Traps of fixtures connected to sump systems must not be vented to vent lines which are used to ventilate traps of fixtures on gravity system. Sump systems should be entirely separate both as to discharge and venting from rest of plumbing system in buildings.

## Oil Separators.

165. Oil separators installed in any building where volatile fluids are used must be arranged to be readily accessible. They must not receive the discharge of any water-closet, rain leader, yard, court or area drain.

166. They must, if discharged by gravity, be connected by a Y branch fitting to the house drain behind the house trap in such a manner that they will not interfere with the house drain and the rest of the plumbing and drainage system. When mechanical force is used to discharge the contents, the connection must be made by a Y branch fitting on the sewer side of house trap.

167. No separate running trap need be provided on the drain entering oil separators, but a separate fresh air inlet and vent line must be provided to keep the system of drainage controlled by the oil separator entirely separate from the rest of plumbing and drainage system.

168. The size of fresh air inlet shall be determined by the size of inlet connection to oil separator, which shall be considered the same as the term house-drain for determining the size of all fresh air inlets, which shall conform to the same requirements as regards size and arrangement of terminals for fresh air inlets as called for in regulations.

169. Vent lines shall conform in all respects to vent lines for plumbing fixtures as regards size and arrangement.

170. Relief pipes must be provided at least 1½ inches in diameter. They may be connected to a vent line when installed as a separate system or must be carried independently above the roof.

## Testing the Plumbing System.

171. The entire plumbing and drainage system within the building must be tested by the plumber, in the presence of

a Plumbing Inspector, under a water test. All pipes must remain uncovered in every part until they have successfully passed the test. The plumber must securely close all openings, as directed by the Inspector of Plumbing. The use of wooden plugs for this purpose is prohibited.

172. The water test will be applied by closing the lower end of the main house drain and filling the pipes to the highest opening above the roof with water. The water test shall include at one time the house drain and branches, all vertical and horizontal soil, waste and vent and leader lines and all branches therefrom to a point above the surface of the finished floor and beyond the finished face of walls and partitions. If the drain or any part of the system is to be tested separately, there must be a head of water at least six (6) feet above all parts of the work so tested, and special provision must be made for including all joints and connections in at least one test.

173. After the completion of the plumbing work in any new or altered building and before the building is occupied, a final smoke test must be applied in the presence of a Plumbing Inspector. Except that for a building not over six stories in height, a peppermint test may be applied.

174. The material and labor for the test must be furnished by the plumber. When the peppermint test is used, two ounces of oil of peppermint must be provided for each line up to five stories and cellar in height and an additional ounce of oil of peppermint must be provided for each line when lines are more than five stories in height.

## Plumbing in Tenement Houses.

175. All sections or parts of sections of the tenement house law relating to plumbing and drainage of tenement houses are to be observed, and are hereby made a part of these rules and regulations.

## Gas Piping and Fixtures.

176. Hereafter the gas piping and fixtures in all new buildings and all alterations and extensions made to the gas piping or fixtures in old buildings must be done in accordance with the following rules, which are made in accordance with the provisions of section \*89 of the Building Code.

For additional requirements of public buildings, theatres and places of assemblage, see Part \*\*XXI of the Building Code.

177. Before the construction or alteration of any gas piping in any building or part of any building, a permit must be obtained from the Superintendent of Buildings. This permit will be issued only to a registered plumber. Small alterations may be made by notifying the Bureau of Buildings, using the same blank forms provided for alterations and repairs to plumbing.

178. All gas pipe shall be of the best quality wrought iron or steel and of the kind classed as standard pipe, and shall weigh according to the following scale:

\*Art. 29. *New Building Code*  
\*\*Art. 25. *New Building Code.*

| Diameters   | Weights per Linear Foot |
|-------------|-------------------------|
| ¾ inch..... | 0.56 pound              |
| ½ inch..... | 0.85 pound              |
| ¾ inch..... | 1.12 pound              |



# RULES

|                 |              |
|-----------------|--------------|
| 1 inch.....     | 1.67 pound   |
| 1 1/4 inch..... | 2.24 pounds  |
| 1 1/2 inch..... | 2.68 pounds  |
| 2 inch.....     | 3.61 pounds  |
| 2 1/2 inch..... | 5.75 pounds  |
| 3 inch.....     | 7.54 pounds  |
| 3 1/2 inch..... | 9.00 pounds  |
| 4 inch.....     | 10.66 pounds |

No pipe allowed of less than 3/8 inch in diameter.

179. All fittings (except stop-cocks or valves) shall be of malleable iron.

180. There shall be a heavy brass straightway cock or valve on the service pipe immediately inside the front foundation wall. Iron cocks or valves are not permitted.

181. Where it is not impracticable so to do, all risers shall be left not more than five feet from front wall.

182. No pipe shall be laid so as to support any weight (except fixtures) or be subjected to any strain whatsoever. All pipe shall be properly laid and fastened to prevent becoming trapped, and shall be laid, when practicable, above timbers or beams instead of beneath them. Where running lines or branches cross beams, they must do so within thirty-six inches of the end of the beams, and in no case shall the said pipes be let into the beams more than two inches in depth. Any pipe laid in a cold or damp place shall be properly dripped, protected and painted with two coats of red lead and boiled oil or tarred.

183. No gas pipe shall be laid in cement or concrete unless the pipe or channel in which it is placed is well covered with tar.

184. All drops must be set plumb and securely fastened, each one having at least one solid strap. Drops and outlets less than 3/4 of an inch in diameter shall not be left more than one inch below plastering, centrepieces or woodwork.

185. All outlets and risers shall be left capped until covered by fixtures.

186. No unions or running threads shall be permitted. Where necessary to cut out to repair leaks or make extensions, pipe shall be again put together with right and left couplings.

187. No gasfitters' cement shall be used, except in putting fixtures together.

188. All gas brackets and fixtures shall be placed so that the burners of same are not less than three feet below any ceiling or woodwork, unless the same is properly protected by a shield, in which case the distance shall not be less than eighteen inches.

No swinging or folding gas brackets shall be placed against any stud partition or woodwork.

No gas brackets on any lath and plaster partition or woodwork shall be less than five inches in length, measured from the burner to the plaster surface or woodwork.

Gas lights placed near window curtains or any other combustible material shall be protected by a proper shield.

189. Gas outlets for burners shall not be placed under tanks, back of doors or within four feet of any meter.

190. All buildings shall be piped according to the following scale:

| Diameter        | Length   | Burners |
|-----------------|----------|---------|
| 3/8 inch.....   | 26 feet  | 3       |
| 1/2 inch.....   | 36 feet  | 6       |
| 3/4 inch.....   | 60 feet  | 20      |
| 1 inch.....     | 80 feet  | 35      |
| 1 1/4 inch..... | 110 feet | 60      |
| 1 1/2 inch..... | 150 feet | 100     |
| 2 inch.....     | 200 feet | 200     |
| 2 1/2 inch..... | 300 feet | 300     |
| 3 inch.....     | 450 feet | 450     |
| 3 1/2 inch..... | 500 feet | 600     |
| 4 inch.....     | 600 feet | 750     |

191. Outlets for gas ranges shall have a diameter not less than required for six burners, and all gas ranges and heaters shall have a straightway cock on service pipe.

192. When brass piping is used on the outside of plastering or woodwork, it shall be classed as fixtures.

193. All brass tubing used for arms and stems of fixtures shall be at least No. 18 standard gauge and full size outside so as to cut a full thread.

All threads on brass pipe shall screw in at least 5/16 of an inch. All rope or square tubing shall be brazed or soldered into fittings and distributors, or have a nipple brazed into the tubing.

194. All cast fittings, such as cocks, swing joints, double centres, nozzles, etc., shall be extra heavy brass. The plugs of all cocks must be ground to a smooth and true surface for their entire length, be free from sandholes, have less than 3/4 of an inch bearing (except in cases of special design), have two flat sides on the end for the washer, and have two nuts instead of a tail screw. All stop pins to keys or cocks shall be screwed into place.

195. After all piping is fitted and fastened and all outlets capped up, there must be applied by the plumber, in the presence of an inspector of the Bureau of Buildings, a test with air to a pressure equal to a column of mercury 6 inches in height, and the same to stand for five minutes; only mercury gauge shall be used. No piping shall be covered up, nor shall any fixture, gas heater or range be connected thereto until a card showing the approval of this test has been issued by the Superintendent of Buildings.

196. No meter will be set by any gas company until a certificate is filed with them from the Bureau of Buildings certifying that the gas pipes and fixtures comply with the foregoing rules.

## Modifications.

197. When for any reason it may be impracticable to comply strictly with the foregoing rules, the Superintendent of Buildings shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modifications shall be indorsed upon the permit over the signature of the Superintendent of Buildings.

## VALIDITY OF PLUMBING RULE.

The validity of Rule 50 of the plumbing rules of the several bureaus of buildings is established in a decision by the Appellate Division, First Department, handed down in the case of City of New York v. Conrad Alheidt. The case is reported in the New York Law Journal of January 10, 1918, and is there summarized as follows:

"Section 50 of the Plumbing Rules, which provides 'that all pipes issuing from extension or elsewhere which would otherwise open within twenty feet of the window of any building must be extended above the top of any window located within such distance' is a valid provision, and should be liberally construed in the interest of the public health in order that noxious gases should not be drawn into nearby windows."

"The use of the word 'adjoining' in another and distinct part of the ordinance, providing, where buildings are of different height, for the extension of vent lines along the roofs of higher buildings, does not restrict the application of such provision to buildings actually contiguous to buildings containing vent lines."

The decision would seem to carry with it also a recognition of the plumbing rules in general, so that they have in effect the same force as any city ordinance.



# RULES

## METHOD FOR TESTS FOR ANTI-SIPHON TRAPS OR FIXTURES.

Adopted by the Board of Standards and Appeals,  
February 11, 1919.

*Resolved*, that the following be and it hereby is adopted by the board of standards and appeals as the method prescribed for tests for anti-siphon traps or fixtures, which must be successfully passed before such traps or fixtures shall be approved under Rule 88, Rules for Plumbing and Drainage:

### *Instructions.*

1. The entire cost and responsibility for the installation of the necessary equipment for such test shall be borne by the person or firm submitting the appliance.

2. Such person or firm shall also furnish the board, together with the application for test, the following material and information:

(a) A stock trap of the size and design to be tested, which shall be of the P and S type and shall be of lead or brass, cast in one piece, and without interior partitions or mechanism.

(b) A similar trap cut in half.

(c) A similar trap, to be used in the test, provided with glass observation ports of sufficient size to permit clear observation of the action occurring within the trap during test, and such observation ports shall be so located that the amount of water seal remaining after each test can be readily observed.

(d) An affidavit that the three traps submitted are regular stock traps.

(e) A list of all cities, towns or municipalities where such trap has been officially approved for use without back venting.

The testing apparatus shall be located within the City of New York, and in a place, building or structure to meet the approval of the testing authorities. Such apparatus shall be so located that every part is easily accessible for inspection.

### *Apparatus.*

The apparatus shall consist of the following:

A tank of not less than fifty nor more than one hundred and fifty gallons capacity, with adequate water supply for refilling the same during the test.

A vertical wrought iron or steel pipe line fifty feet long, connected to the underside of the tank, and of the same internal diameter as the trap to be tested.

A quick-opening valve, located ten feet below the underside of the tank.

A TY fitting located two feet below the quick-opening valve, with horizontal branch pipe connected thereto, of the same diameter as the vertical line, this branch line not to exceed two feet in length, with a pitch towards the vertical line of two inches to the foot, and the trap to be tested shall be connected to this horizontal branch pipe.

A wash basin, or fixture answering the same purpose, which can be conveniently connected or disconnected from the inlet side of the trap.

The test shall be conducted as follows:

### *For Anti-Siphon Qualities.*

For the purpose of determining the efficiency of the trap, the tank shall be completely filled, a water seal established in the trap; and:—

The quick-opening valve shall be opened for five seconds, then closed for five seconds, and this alternating process repeated five times.

The quick-opening valve shall be opened and the entire contents of the tank discharged at one time.

The wash basin shall be connected to the trap, filled with

water, and both wash basin and tank discharged simultaneously. The quick-opening valve shall be kept open until the entire contents of the tank has been discharged.

The trap shall be disconnected and a bridge of solid soap formed across the lower half of the discharge end of the trap, so as to effectually block one-half of the clear water-way, and the foregoing tests repeated.

Each operation shall be repeated several times, if desired by the testing authorities.

### *For Self-Cleansing Qualities.*

For the purpose of determining its self-cleansing qualities, the trap shall be filled with sand and the wash basin filled with water and allowed to discharge. A similar operation shall be repeated with tea leaves, coffee grounds, sawdust and grated soap.

### *For Service Qualities.*

The service qualities of the trap may be tested as follows:

A trap which has been in actual constant use for a period of not less than one year shall be removed under the supervision of a representative of the testing authorities, split into two halves, and submitted for inspection, for the purpose of determining whether sediment or coating of grease or other foreign matter has accumulated in the trap during service conditions.

### *Approval.*

An approval shall not be issued for any anti-siphon trap which has been subjected to the foregoing tests unless the trap has:

1. Maintained its water seal throughout the test.

2. Been successfully scoured of any foreign substance placed in the trap, when water has been discharged through same.

3. Upon inspection, after service, shown no excessive accumulation of grease or other foreign substance.

### *Deep Seal Siphon-Jet Fixtures, or Anti-Siphon Fixtures.*

*Instructions:* Applicants for approval of deep seal siphon-jet or anti-siphon fixtures shall submit the following with their application:—

(a) A stock fixture of the size and design to be tested.

(b) A similar fixture, cut in half.

(c) A similar fixture, to be used in the test, provided with glass observation ports of sufficient size to permit clear observation of the action occurring within the fixture during test, and such observation ports shall be so located that the amount of water seal remaining after each test can be readily observed.

(d) An affidavit that the three fixtures submitted are regular stock fixtures.

### *Apparatus.*

The apparatus shall be similar to that required for anti-siphon traps, except that vertical and horizontal pipes shall have an internal diameter of three inches for testing slop sinks and four inches for testing water closets; tank shall have a capacity of not less than one hundred gallons and the fixture shall be provided with its usual water supply so that same may be flushed when required.

### *Test.*

For the purpose of determining the efficiency of the fixture to maintain a water seal, it shall be tested in a manner similar to that prescribed for anti-siphon traps, except that no soap bridge need be provided at the outlet.

HENRY L. CONNELL, *Temporary Chairman.*

WILLIAM J. O'GORMAN, *Secretary.*



PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                               |      |
|--------------------------------------------|------|-----------------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                     | 89   |
| Cases filed up to October 14, 1931.....    | 506  | Dismissed .....                                     | 33   |
| Restored to calendar.....                  | 88   | Denied .....                                        | 124  |
| MISCELLANEOUS APPLICATIONS.                |      | Granted .....                                       | 5    |
| Requests to reopen.....                    | 266  | Granted on condition.....                           | 302  |
| Requests to amend.....                     | 13   | Appliances approved.....                            | 48   |
| Requests for modification.....             | 87   | Appliances dismissed, disapproved or withdrawn..... | 27   |
| Requests to rescind.....                   | 4    | Rules approved.....                                 | 6    |
| Requests for extension of time.....        | 48   | Rules disapproved, rescinded or withdrawn.....      | 1    |
| Requests for extension of permit.....      | 5    | MISCELLANEOUS ACTIONS.                              |      |
| Requests for mechanical installations..... | 1    | Requests to reopen granted.....                     | 214  |
| Requests for approval of plans.....        | 12   | Requests to reopen denied.....                      | 48   |
| Administrative requests.....               | 0    | Requests to amend granted.....                      | 13   |
| Requests for interpretation.....           | 2    | Requests to amend denied.....                       | 0    |
| Total .....                                | 1449 | Requests for modification granted.....              | 65   |
| Disposed of .....                          | 1073 | Requests for modification denied.....               | 22   |
| Cases pending October 14, 1931.....        | 376  | Requests to rescind granted.....                    | 4    |
|                                            |      | Requests to rescind denied.....                     | 0    |
|                                            |      | Requests for extension of time granted.....         | 47   |
|                                            |      | Requests for extension of time denied.....          | 1    |
|                                            |      | Requests for extension of permit granted.....       | 4    |
|                                            |      | Requests for extension of permit denied..           | 1    |
|                                            |      | Requests to install granted.....                    | 0    |
|                                            |      | Requests to install denied.....                     | 1    |
|                                            |      | Plans approved.....                                 | 12   |
|                                            |      | Plans disapproved.....                              | 0    |
|                                            |      | Administrative requests granted.....                | 0    |
|                                            |      | Administrative requests denied or withdrawn.....    | 0    |
|                                            |      | Interpretations .....                               | 2    |
|                                            |      | Requests withdrawn or dismissed.....                | 4    |
|                                            |      | Total .....                                         | 1073 |

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First,* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the board and of the further publication of the calendars in the daily press.

*Fourth,* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth,* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....  
Street.....  
P. O.....

My Subscription is to begin with the issue for....., 1931.



352.05  
NEW

*Mun. Ref.*  
**BULLETIN**

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916,  
and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building,  
New York City.

Vol. XVI      Subscription      **OCTOBER 27, 1931**      Single Copies, 5 cents      No. 43  
\$2.50 a year      By mail, 7 cents

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

**HENRY L. CONNELL**  
Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE  
ASSISTANT CHIEF JOHN J. McELLIGOTT  
WILLIAM J. O'GORMAN, *Secretary*  
EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.  
TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to  
12 noon.

*All communications should be addressed to the chairman of  
the board*

## CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Regular Meeting, October 20, 1931,  
10 A. M.
- Minutes of Regular Meeting, October 20, 1931,  
2 P. M.
- Correction.
- Notice of Public Hearing on Proposed Amendment  
to Plumbing Rules.
- Notice of Public Hearing on Proposed Amendments  
to "Standpipe"—"Fireline" Rules.
- Reserve Calendar.
- Plumbing Rules.
- Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building,  
Manhattan.

### HOURS FOR CONSULTATION

**10 A. M. to 1 P. M.**

Any person desiring to consult the chairman or the en-  
gineers, pertaining to the work of the board, will be seen  
only between the hours of ten in the morning and one in  
the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the  
Building Zone Resolution, and its object is to give inter-  
ested property owners opportunity to file objections, if any,  
and will be called in Room 1013, *Tuesday, October 27,*  
1931, at 2 o'clock. At this call each case is set for hearing  
on a definite day.

The next subsequent Call of the Calendar will be on  
*Wednesday, November 4, 1931, at 2 o'clock.*

The *Clerk's Calendar* is not to be confused with the  
calendar of cases that have been definitely set for hearing  
on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in  
connection with which court proceedings are pending or in  
progress, nor accepted that are not filed within twenty days  
from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, appli-  
cation or petition shall be regarded as a mere notice of in-  
tent to seek relief until it is filed on the form required  
by the rules of this board.

Upon receipt of any such communication the writer will  
be supplied with the official forms for presenting his ap-  
peal, application or petition, and if he fails to supply the  
data required thereon, within twenty days, his case may be  
dismissed for lack of prosecution.

At the time of filing an application, the appellant or peti-  
tioner shall forward a signed notice of appeal addressed  
to the administrative official (either superintendent of build-  
ings or fire commissioner) and file with this board a dupli-  
cate of said notice.

Petitioners are advised that their plans must indicate the  
points of the compass so as to establish the true location  
and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and  
disposition of same expedited by conforming to these  
directions.

HENRY L. CONNELL, *Temporary Chairman.*



# CALENDAR

## DOCKET.

*New Cases Filed up to October 21, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                           |
|-----------------|--------------------|---------------------------------------------------------------------|
| 516-31-S.....   | F.D.....           | 465-467 Kent ave., Bklyn.,<br>L. D. 89292                           |
| 515-31-A.....   | F.D.....           | 170 W. 76th st., Man.,<br>L. C. 55082 & L. C. 64094                 |
| 514-31-A.....   | F.D.....           | 149-151-153 Wooster st., Man.,<br>F-89308                           |
| 513-31-SA.....  | F.D.....           | Autopulse Electric Oil Pump,<br>Model 600, Appliance                |
| 512-31-BZ.....  | B.B.Q....          | 21-39 to 21-45 Mott ave., Far<br>Rockaway, Q., N. B. 4962-31        |
| 511-31-BZ.....  | B.B.Bx...          | 859-865 Gerard ave., Bx.,<br>N. B. 382-31                           |
| 510-31-BZ.....  | B.B.R....          | 2020-2022 Richmond terr., Port<br>Richmond, Rich.,<br>N. B. 1179-31 |
| 509-31-BZ.....  | B.B.B....          | 53-55 Henry st., Bklyn.,<br>Applic. 12026-31                        |
| 508-31-BZ.....  | B.B.Q....          | 130-23 Springfield blvd., Spring-<br>field, Q., N. B. 4964-31       |
| 507-31-S.....   | F.D.....           | 214-226 W. 29th st., Man.,<br>L. D. 31022                           |

*Restored to Calendar.*

|                |           |                                                     |
|----------------|-----------|-----------------------------------------------------|
| 177-31-BZ..... | B.B.B.... | 2917-29 Kings highway, Bklyn.,<br>Applic. 7811-1930 |
|----------------|-----------|-----------------------------------------------------|

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, OCTOBER 27, 1931, AT 2 P. M.**

*Building Zone Cases.*

289-31-BZ.  
 APPLICANT—John E. Roeser, owner.  
 PREMISES—1697-1705 Jerome avenue, northwest corner of  
 Clifford place, The Bronx.  
 APPLICATION, under section 21 of the building zone  
 resolution,  
 TO PERMIT in a business district the conversion of  
 occupancy from stores to a motor vehicle repair  
 shop on the first story.

202-27-BZ.  
 APPLICANT—Blazius Wenzler, owner.  
 PREMISES—80-17 Cooper avenue, northwest corner of  
 Agnes place, Glendale, Borough of Queens.  
 APPLICATION, under sections 7f and 21 of the building  
 zone resolution,  
 TO PERMIT in a residence district the maintenance of a  
 building to be used as stores on the first story and  
 as dwellings above (previously granted for a tem-  
 porary permit; reopened for an extension of tem-  
 porary permit July 7, 1931).

386-31-BZ.

APPLICANT—McCooley & Conroy, for Kings County De-  
 velopment Co., owner.

PREMISES—4913-4923 Avenue D, northwest corner of  
 Utica avenue, Brooklyn.

APPLICATION, under sections 7a and 21 of the building  
 zone resolution,

TO PERMIT in a business district the erection and main-  
 tenance of a motor vehicle repair shop upon the  
 premises now occupied by a gasoline service station.

387-31-BZ.

APPLICANT—McCooley & Conroy, for Unity Petroleum  
 Corp., owner.

PREMISES—212-01 Northern boulevard, northeast corner  
 of 212th street, Bayside, Borough of Queens.

APPLICATION, under section 21 of the building zone  
 resolution,

TO PERMIT in a business district the erection and main-  
 tenance of a gasoline service station.

364-31-BZ.

APPLICANT—Emil Guterman, for James Carter, owner.

PREMISES—139-15 South Conduit boulevard (Sunrise  
 highway, south side), 74 ft. east of 245th street  
 (Prospect place), Rosedale, Borough of Queens.

APPLICATION, under section 21 of the building zone  
 resolution,

TO PERMIT in a business district the erection and main-  
 tenance of a gasoline service station.

**OCTOBER 27, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of stand-  
 ards and appeals of a public hearing under the provisions  
 of the building zone resolution, *Tuesday morning, October*  
*27, 1931, at 10 o'clock, in Room 1013, Municipal Building, on*  
*the following matters:*

CAL. NO. 185-31-BZ—Application, April 28, 1931, under sec-  
 tion 7a of the building zone resolution,  
 of Henry J. Nurick, applicant, on behalf  
 of David Stern, owner, to permit in a  
 residence district the erection and main-  
 tenance of an extension to an existing  
 business building (bakery); premises  
 1157-1159 Madison street, north side,  
 100 ft. east of Central avenue, Brook-  
 lyn.

CAL. NO. 300-31-BZ—Application, June 15, 1931, under sec-  
 tion 7b of the building zone resolution,  
 of Joseph A. Ledogar, applicant and  
 owner, to permit the erection and main-  
 tenance of an extension, partly in a  
 residence district, of an existing business  
 building located in a business district;  
 premises 146-13 Jamaica avenue, north  
 side, 93 ft. east of 146th street, Jamaica,  
 Borough of Queens.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under sec-  
 tion 21 of the building zone resolution,  
 of John Somyak, applicant and owner,  
 to permit in a business district the erec-  
 tion and maintenance of a garage for  
 the storage of more than five (5) motor  
 vehicles; premises 84-01 to 84-05 Barry  
 place, southwest corner of Beach 84th  
 street, Rockaway Beach, Borough of  
 Queens.

CAL. NO. 697-29-BZ—Application, December 3, 1929; with-  
 drawn June 3, 1930; reopened June 30,



# CALENDAR

1931, under section 21 of the building zone resolution, of Metwood Holding Corp., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

CAL. NO. 271-31-BZ—Application, May 29, 1931, under sections 7c and 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Adam Woll, owner, to permit in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor; premises 94-56 to 94-58 221st street, Queens Village, Borough of Queens.

HENRY L. CONNELL,  
Temporary Chairman.

## OCTOBER 27, 1931, 2 P. M.

### Appeals from Administrative Orders.

331-31-A—743-765 Lexington avenue, 990-1008 Third avenue, 135-163 East 59th street and 140-176 East 60th street, Manhattan.

376-31-A—148-150 West 24th street, Manhattan.

421-31-A—53 91st street, Brooklyn.

308-31-A—150-41 Third avenue, Whitestone, Borough of Queens.

### Petitions for Variations.

343-31-S—45-51 Rose street and 17-27 Vandewater street, Manhattan.

375-31-S—65-69 Nassau street, southwest corner of John street, Manhattan.

### Appliances Submitted for Approval.

425-31-SA—Leader Oil Burner, approval of.

437-31-SA—Goulds Rotary Oil Pump, approval of.

438-31-SA—Quigley No. 10 Low Pressure Oil Burner, approval of.

451-31-SA—Petro Model T Oil Burner, approval of.

452-31-SA—Petro Model W Oil Burner, approval of.

479-31-SA—Bettendorf High Pressure Oil Burner, approval of.

## CALL OF CLERK'S CALENDAR

### WEDNESDAY, NOVEMBER 4, 1931, AT 2 P. M.

#### Building Zone Cases.

290-31-BZ.

APPLICANT—South Ozone Park Lumber & Supply Co., owner.

PREMISES—Northeast corner of Rockaway boulevard and 128th street, South Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

367-31-BZ.

APPLICANT—Harry Urquhart, for Alexander Mintz, owner.

PREMISES—Northeast corner of 117th street and 101st avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business use district the erection and maintenance of a gasoline service station.

1230-23-BZ.

APPLICANT—John T. Watson, present owner.

PREMISES—160-01 46th avenue, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the installation and maintenance of a gasoline selling station (previously granted for a temporary permit; reopened April 14, 1931).

629-29-BZ.

APPLICANT—Edward W. Murphy, substituted for Henry C. Brucker, for Queens County Motor Car Co., Inc., owner.

PREMISES—137-40 Queens boulevard and 137-28 Barret street, southeast corner, Briarwood, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a warehouse for the storage of more than five (5) motor vehicles, also the installation of a motor vehicle repair shop, a gasoline storage system and a salesroom (previously granted on certain conditions and wherein the time to obtain permits and to complete work has expired; reopened October 8, 1931).

303-30-BZ.

APPLICANT—Homack Construction Corp., owner.

PREMISES—117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened October 8, 1931).

571-30-BZ.

APPLICANT—Joseph Lonergan, for Frank C. Colyer, lessee.

PREMISES—761-765 St. Mark's avenue and 123-147 New York avenue, northeast corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy of the basement story of an existing apartment house from dwelling to business use (restaurant); (previously denied; reopened October 14, 1931).

328-31-BZ.

APPLICANT—Henry J. Nurick, for Albert Buschner, owner.

PREMISES—1245-1255 Nostrand avenue, east side, 42 ft. 6 in. north of Parkside avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the conversion of the occupancy of an existing building to a motor vehicle repair shop.

336-31-BZ.

APPLICANT—Manuel M. Voit, for Long Island Storage Warehouses, Inc., owner.

PREMISES—288-296 Coney Island avenue and 1-9 Ocean parkway, southwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of an ice skating rink and two stores.



# CALENDAR

302-31-BZ.

APPLICANT—Eugene De Rosa, for Iris Holding Corp., owner.

PREMISES—137-139 West 72nd street and 138 West 73rd street, Manhattan.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district the construction and maintenance of a rear exit passageway from a proposed motion picture theatre to be erected within a business district.

garage for the storage of more than five (5) motor vehicles; premises 2849-2855 Fulton street, north side, 24 ft. west of Barbey street, Brooklyn.

CAL. NO. 135-31-BZ—Application, March 23, 1931; denied June 30, 1931; reopened September 15, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Philip J. Rentz, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 239-241 Palmetto street, north side, 200 ft. east of Wilson avenue, Brooklyn.

HENRY L. CONNELL,  
Temporary Chairman.

NOVEMBER 4, 1931, 10 A. M.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, November 4, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 318-31-BZ—Application, June 24, 1931, under sections 7a, 7e and 21 of the building zone resolution, of Edward Grauer, applicant, on behalf of Metropolitan Tobacco Co., owner, to permit in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five (5) motor vehicles; premises 649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

CAL. NO. 322-31-BZ—Application, June 25, 1931, under sections 7g and 21 of the building zone resolution, of Bernard Arons, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station; premises 6114-6124 17th avenue, northwest corner of 62nd street, Brooklyn.

CAL. NO. 335-31-BZ—Application, July 1, 1931, under sections 7a, 7c and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of 1743 West Farms Road Realty Corp., owner, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

CAL. NO. 342-31-BZ—Application, July 7, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of Robert Jacobson, owner, to permit in a residence district the erection and maintenance of a business building; premises 25 Featherbed lane, northwest corner of Davidson avenue, The Bronx.

CAL. NO. 329-29-BZ—Application, May 15, 1929; denied July 23, 1929; reopened July 7, 1931, under sections 7g and 21 of the building zone resolution, of Hugo E. Magnuson, applicant, on behalf of Frederick Prisco, owner, to permit in a business district the change of occupancy of the building used for automobile showrooms to a

NOVEMBER 4, 1931, 2 P. M.

*Appeals from Administrative Orders.*

227-31-A—47-05 5th street, Long Island City, Borough of Queens.

295-31-A—601-635 Van Sinderen avenue, Brooklyn.

291-31-A—491 Broadway and 446 Broome street, Manhattan.

325-31-A—826-828 Broadway and 57-61 East 12th street, northeast corner, Manhattan.

*Petition for Variation.*

355-31-S—212-224 East 23rd street, Manhattan.

*Appliances Submitted for Approval.*

198-31-SA—Silent Champion Oil Burner, Model D, approval of.

396-31-SA—Schwarze Single Stroke Bells for Fire Alarm Duty, No. 37-A and No. 37-D, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, NOVEMBER 10, 1931, AT 2 P. M.

*Building Zone Cases.*

294-31-BZ.

APPLICANT—Hyman & Segall, for Benjamin T. Cooke, owner.

PREMISES—26-42 Crystal street, west side, 100 ft. north of Liberty avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

382-31-BZ.

APPLICANT—Joseph D. Nunan, Jr., for Dora Intner, owner.

PREMISES—109-04 Northern boulevard, southeast corner of 109th street, Corona, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

389-31-BZ.

APPLICANT—Herbert Benon, for George White, owner.

PREMISES—6513-6521 Fifth avenue, northeast corner of 66th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of portion of an existing building to a motor vehicle repair shop.



# CALENDAR

177-31-BZ.

APPLICANT—Ruth Bond & Mortgage Co., Inc., owner.

PREMISES—2917-2929 Kings highway and 2798-2800 Nosstrand avenue, northwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station, also an automobile laundry and greasing pits (previously dismissed for lack of prosecution; reopened and restored to Calendar October 20, 1931).

393-31-BZ.

APPLICANT—David C. Broderick, for Maria Ranallo Di Tullio, owner.

PREMISES—3215 East Tremont avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a monumental stone works.

## NOVEMBER 10, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 10, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 257-31-BZ—Application, May 25, 1931, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Anna Ellenberg, owner, to permit in a residence district the alteration and change in part of basement from residence use to a business use; premises 1645 Grand concourse, northwest corner of Mount Eden avenue, The Bronx.

CAL. NO. 371-31-BZ—Application, July 27, 1931, under section 21 of the building zone resolution, of Abner Goldstone, applicant, on behalf of Annie V. Long, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 824-826 Castleton avenue, south side, 29.79 ft. east of Pelton avenue, West New Brighton, Borough of Richmond.

CAL. NO. 377-31-BZ—Application, July 28, 1931, under sections 7b and 21 of the building zone resolution, of Slee & Bryson, applicants, on behalf of Substantial Homes Co., Inc., general lessee, to permit in a residence district, extending from a business district, the alteration and change of occupancy from residence use to a business use; premises 2-14 Lenox road, southeast corner of Flatbush avenue, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## NOVEMBER 10, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

276-31-A—29 Scammel street, Manhattan.

314-31-A—29-06 Review avenue, southwest corner of 29th street, Long Island City, Borough of Queens.

380-31-A—1236-1286 Atlantic avenue, Brooklyn.

381-31-A—416-422 Broome street and 194-202 Lafayette street, northwest corner, Manhattan.

391-31-A—461 West 125th street and 436-456 West 126th street, Manhattan.

397-31-A—34-36 West 32nd street, Manhattan.

400-31-A—2-8 Duane street and 236-240 William street, southeast corner, Manhattan.

### *Petitions for Variations.*

330-31-S—509-519 Eighth avenue and 302-304 West 36th street, southwest corner, Manhattan.

390-31-S—12 Dutch street, Manhattan.

399-31-S—158 Monroe street, Manhattan.

## NOVEMBER 12, 1931, 10 A. M.

### SPECIAL MEETING.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, November 12, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 273-31-BZ—Application, May 29, 1931, under section 7c of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Rita Shue, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 154-156 East 84th street, Manhattan.

CAL. NO. 29-31-BZ—Application, January 19, 1931; withdrawn April 21, 1931; reopened May 5, 1931; denied June 16, 1931; reopened July 21, 1931, under sections 7c and 21 of the building zone resolution, of J. Nelson Cooper, applicant, on behalf of Lincoln Warehouse Corp., owner, to permit in a residence district the erection and maintenance of an extension to an existing business building; premises 1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

CAL. NO. 280-31-BZ—Application, June 4, 1931, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Jasper Mülle, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street, Howard Beach, Borough of Queens.

CAL. NO. 282-31-BZ—Application, June 5, 1931, under section 21 of the building zone resolution, of James H. Galloway, applicant, on behalf of Josephine Lenihan, owner, to permit



# CALENDAR

in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse; premises 102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

CAL. NO. 301-31-BZ—Application, June 15, 1931, under sections 7g and 21 of the building zone resolution, of William Shary, applicant, on behalf of Harold S. Burnham, owner, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles; premises 1238-1254 Gravesend avenue, west side, 180 ft. south of Avenue J, Brooklyn.

HENRY L. CONNELL,  
Temporary Chairman.

## NOVEMBER 12, 1931, 2 P. M. SPECIAL MEETING.

*Appeals from Administrative Orders.*

239-31-A—105 West 42nd street, Manhattan.  
259-31-A—876-880 Edgewater road, The Bronx.

319-31-A—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.  
347-31-A—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.  
362-31-A—552-554 Seventh avenue, Manhattan.  
363-31-A—111-117 49th street, Brooklyn.  
368-31-A—130 Madison avenue, Manhattan.  
299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.  
*Petitions for Variations.*  
395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
106-31-S—145-17 Jamaica avenue, Jamaica, Borough of Queens.  
945-17-S—528-542 Park avenue, Brooklyn.  
359-31-S—950-956 University avenue, The Bronx.  
137-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

## NOVEMBER 12, 1931, 4 P. M. SPECIAL MEETING.

*Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, OCTOBER 20, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.

The minutes of the special meeting of the board held on Thursday morning, October 8, 1931, and the minutes of the special meeting of the board held on Thursday afternoon, October 8, 1931, and the minutes of the regular meeting of the board held on Wednesday morning, October 14, 1931, and the minutes of the regular meeting of the board held on Wednesday afternoon, October 14, 1931, were approved as printed in Bulletin No. 42, Vol. XVI.

### BUILDING ZONE CASES.

280-31-BZ.

APPLICANT—Edward L. Kelly, for Jasper Mulle, owner.  
SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Chizner.

For Opposition: Albert Weiss.

ACTION OF BOARD—Laid over to November 12, 1931, at 10 a. m., on request of applicant's representative. Final disposition.

282-31-BZ.

APPLICANT—James H. Galloway, for Josephine Lenihan, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse.

PREMISES AFFECTED—102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

APPEARANCES—

For Applicant: James H. Galloway and Michael Lenihan.

For Opposition: Dr. James W. Thornton, Mrs. M. Rebane, Frank Arcara, M. Szelwach and Frank Di Blasi.

ACTION OF BOARD—Laid over to November 12, 1931, at 10 a. m., for inspection and report by a committee of board.

301-31-BZ.

APPLICANT—William Shary, for Harold S. Burnham, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1238-1254 Gravesend avenue, west side, 180 ft. south of Avenue J, Brooklyn.

APPEARANCES—

For Applicant: James Kearney.

For Opposition: Isabelle C. Shults.

ACTION OF BOARD—Laid over to November 12, 1931, at 10 a. m., for inspection and report by a committee of board.

177-31-BZ.

APPLICANT—Ruth Bond & Mortgage Co., Inc., owner.

SUBJECT—Application for reopening—restoration to Calendar, previously dismissed for lack of prosecution—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station, an automobile laundry and greasing pits.



# MINUTES

PREMISES AFFECTED—2917-2929 Kings highway and 2798-2800 Nostrand avenue, northwest corner, Brooklyn.

## APPEARANCES—

For Applicant: K. K. Klein and Samuel Adler.

For Opposition: None.

ACTION OF BOARD—Application reopened, restored to Calendar and set for calendar call November 10, 1931, at 2 p. m.

## THE VOTE TO REOPEN AND RESTORE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative ..... 0

Absent ..... 0

393-31-BZ.

APPLICANT—David C. Broderick, for Maria Ranallo Di Tullio, owner.

SUBJECT—Request for preferential hearing—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a monumental stone works.

PREMISES AFFECTED—3215 East Tremont avenue, The Bronx.

## APPEARANCES—None.

ACTION OF BOARD—Request for preferential hearing granted and set for Calendar Call November 10, 1931, at 2 p. m.

## THE VOTE TO GRANT PREFERENTIAL HEARING—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative ..... 0

Absent ..... 0

303-31-BZ..

APPLICANT—Max Siegel, for Mathew Turk, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—166-01 to 166-07 Nassau boulevard, northeast corner of 166th street, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(303-31-BZ)

WHEREAS, Max Siegel, for Mathew Turk, owner, filed, June 16, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 166-01 to 166-07 Nassau boulevard, northeast corner of 166th street, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 20, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Nassau boulevard is in a business district; 166th street is in a residence district, and 167th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 15, 1931 (re Plan N. B. 3172-31), reads:

"1. The erection of a gasoline service station in a business district is contrary to article 2, section 4 of the zone law.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100 ft. on Nassau boulevard and 50 ft. on 166th street, upon which it is proposed to erect an office, 20 ft. by 21 ft. in area, grease pits and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the property under appeal adjoins a piece of property on the west, which piece of property makes up the balance of the block frontage between 166th and 167th streets and on which piece of property the board granted an application for a gasoline service station after having made an inspection and report of the premises under appeal; and

WHEREAS, the premises are so situated that it is hard to conceive how they could be developed with conforming business use and give a reasonable return, and the surrounding conditions were clearly indicated in the report made on the application for the adjoining property to the east; and

WHEREAS, the application is brought under section 21—hardship—and is supported by seventeen consents and no objections, and the board deems that in view of the entire circumstances the applicant is entitled to relief under said section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be constructed along the building lines on 166th street and Nassau boulevard a concrete curbing not less than 12 in. in height and 12 in. in width, with but two openings on Nassau boulevard, each not more than 12 ft. wide; all gasoline pumps shall be set back not less than 10 ft. from the building line; any office or accessory use conducted on the premises shall be located on the rear lot line, easterly side of the premises, and shall be housed in masonry structures, one story in height, faced with white enameled brick of panel design; any grease pits installed shall be similarly housed, with arched driveway openings facing Nassau boulevard; that the roofs of any buildings erected on the property shall be constructed of variegated slate or Spanish tile; there shall be constructed along the rear lot line, where otherwise not covered by buildings erected on the premises, a masonry wall, not less than 10 ft. in height, faced with white enameled brick of panel design coped with architectural terra cotta or stone trim; that any advertising signs shall be confined to the illuminated globes of the pumps or the facades of the buildings constructed on the premises; all permits required shall be obtained within six months and all work completed within one year from the date of this action.

169-31-BZ.

APPLICANT—William F. Regan, for Ferdinand Poltl, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

## APPEARANCES—

For Applicant: A. N. Horwitz and Ferdinand Poltl.

For Opposition: None.

ACTION OF BOARD—Temporary chairman read report of committee of inspection; report of committee adopted; application granted on condition.

## THE VOTE TO ADOPT REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative ..... 0

Absent ..... 0



# MINUTES

## THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(169-31-BZ)

WHEREAS, T. Vincent Quinn, substituted for William F. Regan, for Ferdinand Poltl, owner, filed, April 15, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 20, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Queens boulevard is in a business district; 51st avenue is in a business and unrestricted district; Manilla place is in a residence district; Cornish avenue is in a residence district, and Dongan avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 13, 1931 (re Plan No. Alt. 1694-31), reads:

"The erection of a gasoline station in a business district is contrary to article 2, section 4 of the Building Zone Resolution."

and

WHEREAS, the premises consist of a lot having 40 ft. frontage on Queens boulevard, extending 43 ft. 9 in. through the block, with a frontage of 45 ft. on 51st avenue; it is proposed to bury four 550-gallon tanks, erect eight pumps and two grease pits for the purpose of conducting a gasoline service station within a business use district; and

WHEREAS, this application was the subject of an inspection by a committee of the board, which inspection was made and report read at hearing of this date and which report is incorporated herein, reading:

"Cal. No. 169-31-BZ.

"Premises 79-26 Queens boulevard, south side, 44 ft. west of 51st avenue, Elmhurst, Borough of Queens.

### REPORT OF COMMITTEE OF INSPECTION.

"A committee of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal on October 1, 1931.

"This is an application under section 21—hardship—to permit in a business district the erection and maintenance of a gasoline service station.

"The property in question is trapezoidal in shape and has a frontage of 40 ft. on Queens boulevard and 45 ft. on 51st avenue, running through from street to street for a distance of 43.9 ft. on the westerly lot line and 33 ft. on the easterly lot line.

"The property to the west adjoining the premises under appeal running through from street to street, with a frontage of 87 ft. on Queens boulevard and 60 ft. on 51st avenue, is in the same ownership and is now developed as a brake service and auto laundry service on the first floor, dwelling use on the second story, the dwelling use being for the owner and occupant of both premises.

"Directly opposite the premises under appeal on Queens boulevard is a large gasoline service station and adjoining to the east a storage garage. Opposite the premises under appeal on 51st avenue, south side, the property is developed as detached private dwellings.

"There have been filed with this application one objection and nineteen consents, the consents seemingly to be from properties immediately adjacent to the premises under appeal and which would be affected by the granting of this appeal.

"Due to the small size and irregular shape of the plot under appeal and the large number of consents with but one objection on file, and adjoining non-conforming uses the committee is of the opinion that this application is substantiated under section 21—hardship—and recommends the granting of this appeal with such safeguards as will protect the adjoining property owners.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.  
"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be erected along the building line on Queens boulevard and 51st avenue a concrete curbing not less than 12 in. in height and 12 in. in width with but one opening on Queens boulevard and one opening on 51st avenue, not more than 12 ft. wide each, with curb cuts directly in front of said openings not more than 14 ft. wide each; that all gasoline pumps shall be set back not less than 10 ft. from the building line; that the use of the property under appeal shall be confined wholly and solely to gasoline service; that all advertising shall be confined to the illuminated globes of the gasoline pumps; that any permits required shall be obtained within six months and all work completed within one year from the date of this action.

154-30-BZ.

APPLICANT—Rubinstein & Rosling, for Vandee Building Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

### APPEARANCES—

For Applicant: George Rosling.

For Opposition: John H. Fox and Frederick Weisdob.

ACTION OF BOARD—Temporary chairman read report of committee of inspection; report of committee adopted; application denied.

### THE VOTE TO ADOPT REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

### THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Absent ..... 0

### THE RESOLUTION—

(154-30-BZ)

WHEREAS, Rubinstein & Rosling, for Vandee Building Co., Inc., owner, filed, February 28, 1930; withdrawn July 8, 1930; reopened June 16, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 20, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and



# MINUTES

WHEREAS, the use district maps accompanying the building zone resolution show that Foch boulevard is in a business district; Springfield boulevard is in a business district; Nashville avenue is in a residence district, and 217th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 20, 1930 (re Plan N. B. 328-30), reads:

"The erection or creation of a gasoline service station within a business district is contrary to article 2, Sec. 4, subdiv. a-46 of the Zone Law.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100.08 ft. on Foch boulevard and 86.81 ft. on Springfield boulevard, upon which it is proposed to erect a one-story office and grease pit structure, 44 ft. by 44 ft., irregular, in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, a committee of the board visited these premises and reported as follows:

"Cal. No. 154-30-BZ.

"Premises northwest corner of Foch boulevard and Springfield boulevard, Queens Hill Manor, Borough of Queens.

## REPORT OF COMMITTEE OF INSPECTION.

"On October 1, 1931, a committee of inspection of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21—hardship—amended at the hearing on September 22, 1931, by the applicant to substitute section 7, subdivision f, for a temporary period of two years to erect and maintain a gas service station on above-mentioned premises.

"The plot in question lies wholly within a business use district and at the present time is vacant and unimproved.

"The application for this variation under section 21 was filed with this board on February 28, 1930; withdrawn by applicant before a decision had been rendered by the Board on July 8, 1930, and reopened on June 16, 1931.

"Under date of April 17, 1930, Cal. No. 267-30-BZ, a similar application for a similar use was made to this board for the northeast corner at the intersection of Springfield boulevard and Foch boulevard, directly opposite the premises under appeal. That application was also brought under section 21—hardship—but, in that instance, the applicant filed 97 per cent consents of an area fixed by the board.

"In this application on the above-mentioned premises there have been filed seven (7) objections and no consents.

"The appeal referred to in this report—No. 267-30-BZ, northeast corner of Foch boulevard and Springfield boulevard—was denied by this board at the public hearing held July 1, 1930. On a writ of certiorari the Supreme Court reversed the board November 29, 1930, and the Appellate Division under date of May 16, 1931, sustained the Supreme Court, and the Court of Appeals, under date of July 16, 1931, sustained, by a majority vote, the Appellate Division.

"In accordance with these decisions an order was entered in the Supreme Court, Kings County, July 21, 1931, whereby Mr. Justice Lewis directed as follows:

"'ORDERED that the order entered herein on the 5th day of December, 1930, sustaining the order of certiorari herein and annulling the determination of the defendants, the Board of Standards and Appeals, be modified so as to provide that when the circumstances so change by the development of the city that the property is reasonably susceptible of being applied to business uses, then, upon the application of the authorities or any one interested, the gasoline station must be removed.' (People ex rel. St. Albans-Springfield Corp. res. v. Connell et al, etc.)

"These facts and dates are noted in this report as they have a very substantial bearing on the recommendations of the committee of inspection.

"The blueprints filed in both these cases show no developments on 217th street or 218th street north of Foch boulevard, nor on Foch boulevard between 217th street and 218th street. 217th street is the first street east of Springfield boulevard and Nashville avenue is the first street west of Springfield boulevard.

"The committee on inspection, however, noted the following presents conditions:

"217th street, both sides, north of Foch boulevard to 116th avenue, a distance of about 500 ft., is full developed with about forty-eight new two-story and attic private dwellings with but about six vacant.

"217th street, both sides, north of 116th avenue for a distance of over 1,000 ft. is fully developed with very modern private dwellings apparently all occupied.

"218th street, west side, north of Foch boulevard to 116th avenue, a distance of about 500 ft., is fully developed just being completed, some of which are marked 'sold.'

"218th street, east side, north of Foch boulevard to 116th avenue is now in course of development.

"Northeast corner of 218th street and 116th avenue and extending east to 219th street is developed with a new public school.

"Foch boulevard, between 217th street and 218th street, north side, business zone, is developed with seven one-story stores; the balance of the block at the intersection of 218th street and Foch boulevard being developed with a two-story and attic private dwelling apparently just recently completed which had on it, at the time of the inspection, a sign marked 'sold.'

"All the development above indicated is apparently fully occupied except as noted; and a large part of this development, that nearest the premises under appeal, has apparently taken place since the hearing of both the applications mentioned in this report about a year ago. This seems to be a rather remarkable condition during the past year of extreme business depression.

"The gasoline station granted by the courts on the northeast corner of Foch boulevard and Springfield boulevard is now erected and opened for business about September 25, 1931.

"Nashville avenue, the first street west of Springfield boulevard, and south of Foch boulevard, on both sides, in the residence use district, is developed with private dwellings of very modern construction fully occupied.

"207th street and 208th street, the next adjoining streets west of Nashville avenue and north of Foch boulevard, in the residence zone, is likewise developed.

"The committee also observed extensive conforming developments of adjoining lands in the immediate vicinity, north, south, east and west of the property under appeal.

"Under section 21—hardship—the application does not seem to be substantiated, due to the business development on Foch boulevard between 217th and 218th streets and the extensive residential development on the intersecting streets, all fully occupied, and, as stated in this report, all this development having taken place during the past year.

"This development clearly indicates that the premises under appeal can be developed with conforming use and secure a reasonable return on the investment.

"In *Stillman vs. Board of Standards and Appeals*, the Appellate Division held:

"'. . . whether the property under consideration is more suitable for a forbidden use than for a permitted one is immaterial. Thus in the instant case the property in question was purchased as restricted property. It clearly appears that it has not depreciated in value. Unquestionably a larger profit would come to the owner if the restriction were removed, but it does not follow that he loses unjustly because it is not removed.'



# MINUTES

"That decision was confirmed by the Court of Appeals.

"In *Peo. ex rel. Fordham Manor Reformed Church vs. Walsh, et al*, Judge Cardoza, writing for the Court of Appeals, held that it was not sufficient that a greater income would be obtained from a non-conforming use, but that it must be proved that a reasonable return cannot be obtained from a conforming use.

"Under section 7, subdivision f, of the zoning law, the board is authorized to consider temporary relief in 'undeveloped' sections. The development of adjoining properties as indicated in this report indicates that this is not an 'undeveloped' section. Nor, due to the above facts and the apparent necessity for business uses to supply the adjoining residential development, can it be pleaded that temporary relief should be granted the owner of the premises under appeal.

"The committee, therefore, is of the opinion that this application is not substantiated under section 21—hardship

—nor under section 7, subdivision f, and recommends denial of the appeal.

"(Signed) HENRY L. CONNELL,  
*Temporary Chairman.*  
"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the application was made the subject of an inspection by a committee of the board and report of said inspection read at this hearing and incorporated herein and which report recommends the denial of the application both under section 21 and section 7, subdivision f, of the building zone resolution.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

Adjourned 12 30 p. m.,

WILLIAM J. O'GORMAN, *Secretary.*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 20, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.

### APPEALS FROM ADMINISTRATIVE ORDERS.

319-31-A.

APPELLANT—Charles F. Clarke, owner.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Assistant Engineer Benjamin Saltzman of bureau of buildings.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., on written request.

347-31-A.

APPELLANT—Crocker National Fire Prevention Engineering Co., for Realty Construction Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., on request of petitioner's representative.

362-31-A.

APPELLANT—James P. Whiskeman, for Maxrosens Realty Co., Inc., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—352-354 Seventh avenue, Manhattan.

APPEARANCES—

For Appellant: James P. Whiskeman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., to correct plans.

363-31-A.

APPELLANT—Legrand Bleach Corp., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—111-117 49th street, Brooklyn.

APPEARANCES—

For Appellant: V. P. Necht and Jerome Legrand.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., after argument; to confer with fire department.

368-31-A.

APPELLANT—Julius Eckmann, for Halidon Realty Co., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—130 Madison avenue, Manhattan.

APPEARANCES—

For Appellant: Benjamin Leavin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., with a view to complying with order.

465-31-A.

APPELLANT—Alexander Lyle, for Arrochris Realty Corp.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—104-108 Lombardy street, Brooklyn.

APPEARANCES—

For Appellant: H. S. Witalski.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(465-31-A)

WHEREAS, Alexander Lyle, for Arrochris Realty Corp., filed, September 23, 1931, an appeal from a decision of the



# MINUTES

fire commissioner, affecting premises 104-108 Lombardy street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered September 24, 1931 (Plan No. 2413-31), reads:

"1. Building cannot be occupied for dwelling purposes where the ground floor area exceeds 5,000 square feet. Sec. 154, Ch. 10.";

and

WHEREAS, the building, in course of construction, is fireproof, two stories in height, 80 ft. by 110 ft. in area; OCCUPIED: 1st story, garage; 2nd story, caretaker's apartment, 2 persons; and

WHEREAS, the appellant contends that the garage has been used by the owner for the storage of subway contractors' trucks and equipment; that it is important for the caretaker to be at the garage day and night; that the apartment in question is thoroughly fireproof with a separate entrance from the street; that there is only one vertical opening between the apartment vestibule entrance and the garage, protected by self-closing fireproof doors, that only 45 per cent of the floor area is over the garage proper and the balance is over the office section: that a permit for construction was issued June 22, 1931, under New Building App. No. 5433-1931 by the bureau of buildings; and

WHEREAS, the building to be erected, approximately 8,800 sq. ft., is but one story in height, excepting a small portion on the front approximately 21 ft. by 78 ft. 4 in. which is to be two stories in height, a portion of this second story approximately 38 ft. by 21 ft. in area to be used as living quarters of the watchman of the premises; and

WHEREAS, the proposed building is to be used for the storage of trucks in the ownership of the owner of the premises only.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the use of the upper portion of the building in question for dwelling purposes, *on condition* that no portion of the premises shall be rented as a public garage or for sale of gasoline, and building not to be increased in height or area.

338-31-A.

APPELLANT—Joel D. Marder, for Cornell University, owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—467-477 First avenue, Manhattan.

APPEARANCES—

For Appellant: Joel D. Marder.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(338-31-A)

WHEREAS, Joel D. Marder, for Cornell University, owner, filed, July 2, 1931, an appeal from orders of the fire commissioner, affecting premises 467-477 First avenue, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated June 11, 1931, read:

"Order No. 76418-F:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Secs. 580-581, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.";

and

"Order No. 76419-F:

"1. Arrange the standpipe system to conform to the

requirements of the Rules of the Board of Standards and Appeals and comply with the following orders:

"(a) Provide an emergency drain for standpipe tank not less than 4" in diameter connected directly to the bottom of the tank or to the standpipe supply line above the roof, and terminating not less than 30" nor more than 4' above the roof in a horizontal run. Emergency drain shall be provided with a 4" quick opening gate valve located in a readily accessible position not more than 4' above the roof.";

and

WHEREAS, the building is fireproof, five stories and pent house in height, 197 ft. 6 in. by 97 ft. 9 in. in area; OCCUPIED: cellar, service, storage and clinic, 40 persons; 1st story, administration and clinic, 100 persons; 2nd story, medical college and clinic, 75 persons; 3rd story, medical college and clinic, 60 persons; 4th story, medical college and clinic, 60 persons; 5th story, medical college and clinic, 60 persons; 6th story, animals and machinery; equipped with a standpipe system; and

WHEREAS, the appellant contends that the building was erected in 1899, at which time the present standpipe system was installed in accordance with the then existing city regulations.

*Resolved*, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above the fifth story outlet, *on condition* that such elevation shall not be less than 10 ft. above the hose outlet in the fifth story; that there shall be installed in the so-called penthouse or sixth story two 2½-gallon portable fire extinguishers, located as required by the fire department, and such additional fire-fighting appliances as shall be required; the standpipe hose outlets in the fifth story shall be equipped with ½-inch nozzles; that the standpipe system shall comply with the rules in all other respects and the building shall be not increased in height or area, and *withdrawn* in so far as appeal affects Item A, Order No. 76419-F.

372-31-A.

APPELLANT—Samuel Rosenblum, for Stores Building Co., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Southeast corner of Bronxdale avenue and Antin place, The Bronx.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(372-31-A)

WHEREAS, Samuel Rosenblum, for Stores Building Co., owner, filed, July 27, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises southeast corner of Bronxdale avenue and Antin place, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated May 18, 1931 (Order No. 67337-LC), reads:

"You are therefore ordered to:

"1. Discontinue the storage or use of liquefied chlorine on these premises.";

and

WHEREAS, the decision of the fire commissioner, rendered July 24, 1931, reads:

"Your favor of July 9, 1931, requesting consideration of order numbered 67337-LC, issued against Aaron Rienenstock, and his storage of chlorine gas at Bronx-



# MINUTES

dale Avenue and Atin Place, has just been referred to this division for attention.

"It is regretted that the Fire Commissioner will no longer modify or rescind any violation issued by this division. We would suggest that you take advantage of your client's right to appeal from the Fire Commissioner's decision by appealing to the Bd. of Standards and Appeals.";

and

WHEREAS, the building is fireproof, three stories in height, 102 ft. 10 $\frac{3}{4}$  in. by 356 ft. 1 $\frac{7}{8}$  in., irregular in area; OCCUPIED: 1st story, swimming pool and locker rooms, 200 persons; 2nd story, locker rooms and restaurant, 200 persons; 3rd story, locker rooms, 250 persons; roof, dance floor, 200 persons; and

WHEREAS, appellant contends that the chlorine in question is stored in a fireproof enclosure, vented to the outer air, located underneath the open walk around the pool and this room has a fireproof self-closing door separating it from the remainder of the structure with a shower head in the ceiling and a valve located outside 25 ft. away; that all the regulations are complied with, the only objection being that the chlorinating room is within 50 ft. of the premises and that if the premises are to be used for swimming pool there is no physical way in which the chlorinator can be placed 50 ft. away; that the entire structure is fireproof and that a certificate of occupancy has been issued, and requests the acceptance of existing conditions.

Resolved, that the order and decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the total amount of storage of chlorine at any one time both at work or reserve shall not exceed 100 pounds; that all containers with chlorine therein shall be fully immersed in a vat of water at all times; that the chlorine vat and apparatus for the distribution of the chlorine shall be housed and separated from the balance of the structure by unpierced fireproof walls, ceiling and floor except for one opening equipped with a self-closing fireproof, vaporproof door and a window direct to the outer air, said window to be equipped with a louvre above the window; that there shall be installed in the ceiling of the chlorine room a sprinkler head satisfactory to the fire department having a control outside of the enclosure at least 25 ft. from said enclosure, and that the regulations shall be complied with in all other respects.

360-31-A.

APPELLANT—Diedrich F. Lehnert, for Alonzo P. Weeks, owner.

SUBJECT—Appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—15-17 West 18th street, Manhattan.

APPEARANCES—

For Appellant: Diedrich F. Lehnert.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative ..... 4

Absent ..... 0

THE RESOLUTION—

(360-31-A)

WHEREAS, D. F. Lehnert, for Alonzo P. Weeks, owner, filed, July 20, 1931, an appeal from orders and a decision of the fire commissioner, affecting premises 15-17 West 18th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated May 23, 1931, read:

"Order No. 85527-F:

"1. Raise the standpipe gravity tank so that the bot-

tom of said tank is not less than 20' above the hose outlet in the highest story. Sec. 580-1, Ch. 5, Code of Ordinances and rule 91 of the Board of Standards and Appeals.";

and

"Order No. 85530-F:

"1.. Arrange the house water supply pipe so that same will connect with tank on the outside thereof above the 3,500 gallon mark only.";

and

WHEREAS, the decision of the fire commissioner, rendered July 9, 1931, reads:

"This will reply to your letter of June 16th, 1931, regarding item 1 of violation 85530-F, requiring the arranging of the house water supply so that same will connect with the tank on the outside thereof above the 3,500 gallon mark, advising that the building is fully sprinklered and that the standpipe tank contains approximately 4,000 gallons, and requesting acceptance of a standpipe reserve of 2,500 gallons instead of 3,500 gallons, as required by the violation.

"You are advised that we are without power to accept 2,500 gallons instead of 3,500 gallons, therefore, your request must be denied.";

and

WHEREAS, the building is fireproof, ten stories in height, 50 ft. by 92 ft. in area in the first story and 50 ft. by 83 ft. in area above; OCCUPIED: tenant factory, proposed 80 persons per story; EQUIPPED with a sprinkler system and a standpipe system; the building having been erected in 1903; and

WHEREAS, the appellant contends that the present standpipe system was installed at the time of the erection of the building; that a complete two-source sprinkler system was installed at that time and is still in operation; that there is a 65-gallon-per-minute pump which is used for filling tanks of the standpipe and sprinkler systems; that the standpipe is fed from a wooden tank of 4,000 gallons capacity, the bottom of which tank is approximately 11 ft. above the highest outlet of the standpipe system and that if the tank were raised to the required level an additional head of about 4.7 pounds would be gained; that it would be impossible to arrange for a 3,500-gallon reserve, and respectfully requests the board to accept the 2,500-gallon reserve for the standpipe system; and

WHEREAS, the building was erected in 1903, at which time the present standpipe system was installed and accepted by the departments having jurisdiction; and

WHEREAS, the building is equipped with a two-source sprinkler system.

Resolved, that the orders and decision of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the elevation from the bottom of the tank above the highest top story hose outlet, *on condition* that the elevation of the bottom of the tank shall be not less than 11 ft. 10 in. above the top story hose outlet, the hose on the top story to be equipped with  $\frac{1}{2}$ -inch nozzles, and a reserve of 2,500 gallons to be maintained for standpipe purposes at all times; that the standpipe system shall comply with the rules in all other respects and the building shall be not increased in height or area.

316-31-A.

APPELLANT—John J. Gilmartin, for 257 West 17th Street Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—257-265 West 17th street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.



# MINUTES

ACTION OF BOARD—Appeal granted on condition.  
THE VOTE—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(316-31-A)

WHEREAS, John J. Gilmartin, for 257 West 17th Street Corp., owner, filed, June 23, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 257-265 West 17th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 26, 1930 (Order No. 80408-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Section 580-581, Ch. 5, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered June 29, 1931, reads:

"This will reply to your letter of June 23rd, 1931, in which you request reconsideration of Order No. 80408-F, giving as your reasons that the present condition has existed since the erection of the building and was accepted by the departments having jurisdiction at the time of its installation and in addition, there is a sprinkler system installed throughout the building as well as many portable fire appliances.

"Your request for reconsideration of Order No. 80408-F must be denied.";

and

WHEREAS, the building is fireproof, nine stories in height, 127 ft. 1/2 in. by 92 ft in area on the first story and 127 ft. by 87 ft. above; OCCUPIED: cellar, storage and boiler room, 5 persons; 1st story, manufacturing, 15 persons; 2nd story, printing, 15 persons; 3rd story, printing, 25 persons; 4th story, manufacturing, 15 persons; 5th story, printing, 40 persons; 6th story, showroom and manufacturing, 25 persons; 7th story, manufacturing, 20 persons; 8th story, manufacturing, 25 persons; 9th story, vacant; the building was erected in 1907, equipped with a sprinkler system and a standpipe system, the sprinkler system being supplied from a 10,000-gallon gravity tank and a 7,500-gallon pressure tank, the standpipe system is supplied from a 3,000-gallon tank which is also used for house supply and is located 7 ft. 10 in. above the top floor outlet; and

WHEREAS, appellant contends that the present system was approved at the time of this installation and the building is equipped with portable fire extinguishers; and

WHEREAS, this building was erected in 1907, at which time the present standpipe system was installed and accepted by the departments having jurisdiction thereof; and

WHEREAS, the building is equipped with a two-source sprinkler system with waterflow alarm and standpipe system and is equipped with an automatic electric filling pump of not less than 65 gallons per minute capacity.

*Resolved*, that the order and decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the elevation of the tank above the top story hose outlet, *on condition* that the bottom of the standpipe tank shall be not less than 7 ft. 10 in. above the top story outlet; that a reserve of 2,500 gallons shall be maintained for the standpipe lines; that the hose on the top story shall be equipped with 1/2-inch nozzles and that the standpipe system shall comply with the rules in all other respects and the building shall be not increased in height or area.

344-31-A.

APPELLANT—John Galligan and T. A. Taylor, for County Holding Co., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—17-27 Vandewater street and 45-51 Rose street, Manhattan.

APPEARANCES—

For Appellant: John Galligan and T. A. Taylor.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.  
THE VOTE—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(344-31-A)

WHEREAS, John Galligan and T. A. Taylor, for County Holding Co., owner, filed, July 7, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 17-27 Vandewater street and 45-51 Rose street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 16, 1931 (Order No. 84272-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Sections 580-581, Ch. 5, Code of Ordinances and rules of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered June 19, 1931, reads:

"This will reply to your letter of May 25th, 1931, in which you request the rescindment of order No. 84272-F, a reissuing of same under a recent date, so that the owner may appeal to the Board of Standards and Appeals within twenty days from the date thereof as required by the rules of the Board.

"Your request to rescind order No. 84272-F and re-issue same is denied.";

and

WHEREAS, the building is fireproof, eight and nine stories in height, 96 ft. 4 in. by 225 ft., irregular, in area, extending through from Vandewater street to Rose street; OCCUPIED—(Rose street building): 1st story, vacant; 2nd story, office, 80 persons; 3rd story, office, 80 persons; 4th story, bookbinder, 80 persons; 5th story, printer, 80 persons; 6th story, linotype, 80 persons; 7th story, electric worker, 80 persons; 8th story, printers, 80 persons; 9th story, jewelry, 80 persons; (Vandewater street building): cellar, lithographic plates, 90 persons; 1st story, warehouse, 90 persons; 2nd story, printer, 90 persons; 3rd story, bookbinder, 90 persons; 4th story, printer, 90 persons; 5th story, bookbinder, 90 persons; 6th story, printer, 90 persons; 7th story, 90 persons; 8th story, machine shop, 90 persons; EQUIPPED with an automatic wet sprinkler system fed from a 7,500-gallon pressure tank and 7,500-gallon gravity tank, also with a standpipe system and a fire alarm system; and

WHEREAS, the appellant contends that the standpipe gravity tank has a capacity of 7,200 gallons, the bottom of the tank is approximately 8 ft. above the highest hose outlet in the nine-story building on Rose street and approximately 28 ft. from the highest hose outlet in the eight-story building on Vandewater street; that the building was erected in 1881 and that the standpipe system was installed at the time of the erection of the building; that the standpipe overflow connects with the house supply tank, and requests the acceptance of the existing conditions; and

WHEREAS, the present standpipe system was installed at the time of the erection of the building in 1881, at which time it was accepted by the department having jurisdiction.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above the top story hose outlet, *on condition* that such elevation shall be not less than 8 ft. 4 in. above the top story hose outlet on the Rose street building and not less than 20 ft. above the top story hose outlet on



# MINUTES

the Vandewater street building; that the hose in the top story of the Rose street building shall be equipped with ½-inch nozzles; the standpipe system shall comply with the rules in all other respects and the building shall be not increased in height or area.

358-31-A.

APPELLANT—Sugarman & Berger, for Garda Realty Corp., owner.

SUBJECT—Appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—1 West 34th street, Manhattan.

APPEARANCES—

For Appellant: William J. Minogue and Godfrey Weinstein.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(358-31-A)

WHEREAS, Sugarman & Berger, for Garda Realty Corp., owner, filed, July 16, 1931, an appeal from orders and a decision of the fire commissioner, affecting premises 1 West 34th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated March 26, 1931, read:

“Order No. 81968-F:

“1. Provide approved fireproof windows or iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east, west and north sides of building or other approved protection, as per Sec. 375, Art. 18, Ch. 5, Code of Ordinances.”;

and

“Order No. 81967-F:

“1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20' above the roof level. Sec. 580-1, Ch. 5, Code of Ordinances.”;

and

WHEREAS, the decision of the fire commissioner, rendered July 3, 1931, reads:

“This will reply to your letter of July 1st, 1931, in which you request a cancellation of Orders No. 81967-F and 81968-F requiring respectively the providing of tank of at least 3,500 gallons capacity for the standpipe system and the elevation for the said tank to be not less than 20' above the roof level and the providing of fireproof shutters on all openings in the exterior wall above the 1st story which are distant in a direct line less than 30' from any other opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east and west and north sides of building.

“You base your request on that these orders have been previously passed and accepted by this department.

“We find no evidence in our records that these requirements were accepted by this department and as we are without power to modify the law, your request for rescindment must be denied.”;

and

WHEREAS, the building is fireproof, twelve stories in height, 50 ft. by 111 ft. 9 in. in area in the first story and 50 ft. by 106 ft. 9 in. in above; erected in 1903 and 1904 under N. B. Plan No. 354-1903; EQUIPPED with a standpipe system; OCCUPIED: stores and offices; and

WHEREAS, the appellant contends that the present condi-

tions have existed since the erection of the building; that in regard to Order No. 81967-F, Item No. 1, there is an existing 3,350-gallon tank located in an enclosure on the roof above which is an enclosure housing the elevator machinery and that it would be impracticable to raise the tank 20 ft. above the highest outlet; that in regard to Order No. 81968-F, Item No. 1, there are six windows in the court above the ninth story which are within 30 ft. of an opening in the east wall of the building at the west, which openings in this adjoining building are fireproof; there are four windows in the rear on each story of the building which are 12 ft. distant from windows in the adjoining building and these windows of the building at the north are fireproof; there are three windows in the east wall on each story which are within 13 ft. of openings in the adjoining building to the east; the openings in the adjoining building are equipped with fire shutters; and

WHEREAS, the appellant requests the acceptance of the existing conditions; and

WHEREAS, the building was erected in 1903-1904, at which time the present condition as to the exposures causing the basis of this order in reference to the windows to the north and to the east were substantially the same as at the present time; and

WHEREAS, as to Order No. 81967-F, the standpipe system was erected and installed at the time of the erection of the building and was accepted by the department having jurisdiction thereof at that time.

Resolved, that the orders and decision of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, as to Order No. 81968-F, Item 1, only so far as it affects all the windows (except one immediately south of the northerly wall) along the westerly wall and on the return wall to the adjoining building to the west; relief affecting these windows is given only so long as the one tier of windows on the building immediately to the west, which constitute the exposure, are fireproof, and *granted*, only so far as it affects one window in each of the two toilet rooms on the easterly side of the building, *on condition* that the toilet rooms on all floors shall be enclosed in fireproof partitions, with fireproof self-closing doors at the openings, and, further, *on condition* that the windows which are to be fireproofed shall be shown colored on diagram submitted by board to the fire department; *granted*, as to Order No. 81967-F, Item 1, only so far as it affects the elevation of the tank above the top story hose outlet and the capacity of said tank, *on condition* that the bottom of standpipe tank shall be not less than 8 ft. 6 in. above the top story hose outlet; standpipe hose on top story to be equipped with ½-inch nozzles and that a reserve of not less than 2,500 gallons shall be maintained for the standpipe system at all times and the standpipe system shall comply with the rules in all other respects and the building shall be not increased in height or area.

## PETITION FOR VARIATION.

737-30-S.

PETITIONER—John Caldwell Myers, for 521 Fifth Avenue, Inc., owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 12, 1931, at 2 p. m., on written request of petitioner.

## APPLIANCES SUBMITTED FOR APPROVAL

463-31-SA.

PETITIONER—Auburn Burner Corp., owner.

SUBJECT—Silent-Auburn Fuel Oil Burner, Models A, B and C, approval of.



# MINUTES

## APPEARANCES—

For Petitioner. W. F. Stewart.  
For Administration: None.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

96-31-SA.

PETITIONER—Acme Fire Alarm Co., Inc., owner.

SUBJECT—Acme High, Low and Water Flow Alarm Control Board, approval of.

APPEARANCES—None.

ACTION OF BOARD—Report of fire department adopted; appliance approved in accordance therewith.

## THE VOTE TO APPROVE APPLIANCE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative ..... 4

Absent ..... 0

## THE RESOLUTION—

(96-31-SA)

WHEREAS, The Acme Fire Alarm Co., Inc., owner, filed,

February 25, 1931, a petition with the board of standards and appeals for approval of their device known as the Acme High, Low and Water Flow Alarm Control Board (110-220 volt A.C. and D.C. sprinkler and standpipe closed circuit alarm boards) for signaling equipment in connection with sprinkler and standpipe installations; and

WHEREAS, this device was submitted to the fire department for test and report, and a report of the chief of the bureau of fire prevention dated October 16, 1931, recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Acme High, Low and Water Flow Alarm Control Board (110-220 volt A.C. and D.C. sprinkler and standpipe closed circuit alarm boards) for signaling equipment in connection with sprinkler and standpipe installations when installed in accordance with the rules of the board of standards and appeals and the report of the chief of the bureau of fire prevention.

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held on October 8, 1931, as they appeared in Bulletin No. 42, Vol. XVI, are hereby corrected to read as follows: 183-31-A.

APPELLANT—Evan Olsen, owner.

SUBJECT—Appeal from an order of the superintendent of buildings.

PREMISES AFFECTED—3038 Emmons avenue, Brooklyn.

## APPEARANCES—

For Appellant: Evan Olsen.

For Administration: Assistant Engineer Benjamin Salzman of bureau of buildings.

ACTION OF BOARD—Report of committee of inspection adopted; order of building superintendent reversed.

## THE VOTE TO ADOPT REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative ..... 4

Absent ..... 0

## THE VOTE TO REVERSE ORDER—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative ..... 4

Absent ..... 0

## THE RESOLUTION—

(183-31-A)

WHEREAS, Evan Olsen, owner, filed, April 27, 1931, an appeal from an order of the superintendent of buildings, affecting premises 3038 Emmons avenue, Borough of Brooklyn: and

WHEREAS, the order of the superintendent of buildings reads:

"You will please take notice that there exists a violation of the Building Code at the premises hereinafter described, in that this bureau has been furnished with a number of affidavits with reference to the occupancy of these premises prior to the end of 1923. The premises

then were occupied for residential purposes, now being used as a shipyard. In violation of the Zoning Resolution.

"You are required to discontinue present use of these premises—as a shipyard—to comply with the law.

"Lot No. 49. Block 7515.";

and

WHEREAS, the premises consist of a plot of ground located in a business use district under the building zone resolution, 131 ft. 2¼ in. by 244 ft. 6¾ in., on which is located a frame building and a small shed, the premises being occupied as a boat yard for the repair of boats; and

WHEREAS, the appellant contends that the property has been in his ownership since 1923 and was used at the time he purchased it as a boat yard; that in July, 1923, a marine railway was erected by him at the foot of Haring street for the launching of boats in the rear of the bulkhead and has submitted a letter to that effect submitted by Michael Cosgrove, First Deputy and Acting Commissioner of Docks; that the premises are located in a business district and were so located in 1923 and that the use as a shipyard is permitted under the building zone resolution; and

WHEREAS, after a public hearing on September 29, 1931, at which time the representative of the bureau of buildings and the appellant and owner were present and presented arguments for and against a justification of this order, the decision of the board was held in abeyance pending the inspection and report; and

WHEREAS, this inspection was made on October 7, 1931, and report read at the adjourned hearing held on October 8, 1931; and

WHEREAS, the report of the inspection, which is made a part of the resolution, recommends the rescinding of the order of the building superintendent, said report being as follows:

"Cal. No. 183-31-A.

"Premises 3038 Emmons Ave., Brooklyn.

## REPORT OF COMMITTEE OF INSPECTION

"This is an appeal from a determination of the superintendent of buildings requiring the discontinuance of the present use of the above-mentioned premises, in violation of the zoning resolution.

"The premises in question have been and are at the present time entirely within a business use district. The owner of the premises, appellant in this case, Evan Olsen, purchased this property in 1923, at which time he installed the present use.

\* Correction—Word "residence" corrected to "business" in line 20 of resolution and calendar number corrected from 163 to 183 in line 47 and standards corrected to standards in 7th from last line of resolution.



# MINUTES

"The work conducted on these premises on which the violation has been placed consists of minor repairs to the bodies of small power-driven launches and other small boats. There are no new boats built on the premises, nor repairs, alterations or installation of machinery, the work mostly being repairs to damaged planking, caulking of seams, etc.

"Similar business use to this is now being conducted in several places along Emmons avenue within about 1,000 ft. west of the premises under appeal.

"Boat building and boat repair work is probably one of the oldest industries in the history of the world. It would seem, therefore, that it is reasonable to assume that had it been the intention to prohibit a use of this character in a business zone, it would have been included in the enumerated prohibited uses under section 4, subdivision a, of the building zone resolution.

"In the opinion of the committee, the use now existing does not come within the scope of subdivision b, section 4, of the building zone resolution, in that the use

is not noxious or offensive by reason of the emission of odor, dust, smoke, gas or noises.

"It is the opinion of the committee, therefore, that the use now existing should be allowed to continue.

"Committee of inspection, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected above-mentioned premises October 7, 1931.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman,  
"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

*Resolved*, therefore, that it is the opinion of the board of standards and appeals that the business as now conducted on the premises in question, which premises lie wholly within a business use district is not a violation of any of the subdivisions, section 4, of the amended building zone resolution, and that the opinion of the committee of inspection be and it hereby is *affirmed*, and the order of the superintendent of buildings be and it hereby is *reversed*.

## PUBLIC HEARING

### PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[693-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on November 12, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

## PUBLIC HEARING

### PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on November 12, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.

3. A 4-inch emergency drain with gate valve.

4. House lines taken from outside of tank.

5. Tank properly heated and provided with overflow line.

6. Tank shall not be fed through fire line.

7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.

8. An iron ladder of substantial construction, properly braced, extending to top of tank.

9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.

13. Approved 3 in. x 3 in. siamese, with approved caps.



# PUBLIC HEARING

14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.

15. The siamese street riser, wall collars and caps painted a Fire Department red.

16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.

17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath

and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS

#### *Administrative Applications.*

1029-27-A—39 Fifth avenue, Manhattan

1030-27-A—13-16 Central Park West, Manhattan.

1031-27-A—20-28 West 72nd street, Manhattan.

1032-27-A—242-248 West 76th street, Manhattan.

726-30-A—46 West 98th street, Manhattan.

#### *Appliances Submitted for Approval*

610-22-SA—Crocker Gas Valve, approval of

799-22-SA—Kennell Gas Cut-Off Valve, approval of

57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.

124-23-SA—Master Gas Shut-Off Valve, approval of.

125-23-SA—Packless Gas Shut-Off Valve, approval of

127-23-SA—S. & K. Gas Shut-Off Valve, approval of

232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.

275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.

297-23-SA—"Automatic" Deluge Valve, approval of.

443-23-SA—Automatic Gas Shut-Off, approval of

525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.

952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)

1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.

1550-23-SA—Apex Gas Cut-Off Valve, approval of.

755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.

1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

1264-25-SA—Koerting Gear Pump, approval of.

187-27-SA—Keenan Gas Shut-Off Valve, approval of.

537-27-SA—Leader Gas Shut-Off Valve, approval of.

814-27-SA—Elkhart Flush Type Siamese, approval of

1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.

213-28-SA—Ford Automatic Pressure Regulating Valve approval of.

712-28-SA—Alert Gas Shut-Off Valve, approval of.

958-28-SA—N. D. T. Fire Gong Control Panels, approval of.

42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

210-29-SA—A Diamond "S" 250 lbs. 2½-inch Angle Globe Water Hose Valve, approval of.

380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.

195-30-SA—Simplex Water Pressure Reducing Valve, approval of.

260-30-SA—Scranton Steam Pumps, approval of.

359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.

568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.

730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.

32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.

125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.

137-31-SA—Can't Pull Anti-Syphon Trap, approval of.

224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.

225-31-SR—Rules for Inclined Stairway Invalid Lift.

250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.

251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.

345-31-SA—Silent Glow Oil Burner, approval of.

348-31-SA—S. A. Ghapco Steam Generator, approval of.

354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.

420-31-SA—Delco Heat Oil Burner, approval of.

463-31-SA—Silent-Auburn Fuel Oil Burner, Models A, B and C, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*



# RULES

## PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS.

Adopted by the Superintendents of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931

### Filings of Drawings, Descriptions, Etc.

1. Drawings and triplicate descriptions, on forms furnished by the Bureau of Buildings for all Plumbing and Drainage, shall be properly filled in, and filed by the owner or architect in the said Bureau. The plans must be drawn to scale in ink, on cloth, or they must be cloth prints of such scale drawings, and shall consist of such floor plans and sections as may be necessary to show clearly all plumbing work to be done, and must show partitions and methods of ventilating water-closet apartments.

2. The said plumbing and drainage shall not be commenced or proceeded with until said drawings and descriptions shall have been so filed and approved by the Superintendent of Buildings.

3. No modification of the approved drawings and descriptions will be permitted unless either amended drawings and triplicate descriptions, or an amendment to the original drawings and descriptions, covering the proposed change or changes, are so filed and approved by the Superintendent of Buildings.

4. The drainage and plumbing of all buildings, both public and private, shall be executed in accordance with the rules and regulations of the Bureau of Buildings.

5. Repairs or alterations of plumbing or drainage may be made without filing drawings and descriptions in the Bureau of Buildings, but such repairs or alterations shall not be construed to include cases where new vertical lines or horizontal branches of soil, waste, vent or leader pipes are proposed to be used.

6. Notice of such repairs or alterations shall be given to the said bureau before the same are commenced in such cases as shall be prescribed by the rules and regulations of the said bureau, and the work shall be done in accordance with the said rules and regulations.

7. Where repairs or alterations, ordered by the Board of Health or Tenement House Department for sanitary reasons, include cases where new vertical and horizontal lines of soil, waste, vent or leader pipes are proposed to be used or old ones replaced, drawings and descriptions must be filed with and approved by the Superintendent of Buildings before same shall be commenced or proceeded with.

8. Repairs and alterations may comply in all respects with the weight, quality, arrangement and venting of the rest of the work in the building. Except when an existing soil, waste or vent line has been damaged by fire or other causes to the extent of 50 per cent or more of its entire length, same must be replaced by new lines installed in accordance with the rules and regulations governing new lines.

9. No plumbing and drainage or any part thereof shall be commenced until the plumber who is to do the work shall sign the specifications and make affidavit that he is duly authorized to proceed with the work. Affidavit must give the name and address of owner and plumber, etc. No registered plumber shall sign the specifications and act as the agent for a plumber who has not obtained a certificate of competency from the Examining Board of Plumbers as an Employing or Master Plumber. A violation of this rule will be deemed a sufficient reason by the Superintendent of Buildings for the cancellation of a Certificate of Registration, in accordance with Chapter 803, Laws of 1896.

10. One set of specifications will be received for not more

than ten houses, and then only when on adjoining lots and houses are exactly alike.

11. Written notices must be given to the Superintendent of Buildings by the plumber when any work is begun, and at such times as the work is ready for inspection.

### Definition of Terms.

12. The term "private sewer" is applied to main sewers that are not constructed by and under the supervision of the Department of Public Works.

13. The term "house sewer" is applied to that part of the main drain or sewer extending from a point two feet outside of the outer front wall of the building, vault or area to its connection with public sewer, private sewer or cesspool.

14. The term "house drain" is applied to that part of the main horizontal drain and its branches inside the walls of the building, vault or area and extending to and connecting with the house sewer.

15. The term "soil line" is applied to any vertical line of pipe having outlets above the floor of first story for water closet connections.

16. The term "waste line" is applied to any vertical line of pipe having outlets above the first floor for fixtures other than water closet.

17. The term "vent pipe" is applied to any special pipe provided to ventilate the system of piping and to prevent trap siphonage and back pressure.

### Materials and Workmanship.

18. All materials must be of the best quality, free from defects, and all work must be executed in a thorough, workmanlike manner.

19. All cast-iron pipes and fittings must be uncoated, sound, cylindrical and smooth, free from cracks, sand holes and other defects, and of uniform thickness.

20. Pipe, including the hub, shall weigh not less than the following average weights per linear foot:

| Diameters      | Weights per Linear Foot |               |
|----------------|-------------------------|---------------|
|                | Standard                | Extra Heavy   |
| 2 inches.....  | 3 3/5                   | 5 1/2 pounds  |
| 3 inches.....  | 5 1/5                   | 9 1/2 pounds  |
| 4 inches.....  | 7                       | 13 pounds     |
| 5 inches.....  | 9                       | 17 pounds     |
| 6 inches.....  | 11                      | 20 pounds     |
| 7 inches.....  | 14                      | 27 pounds     |
| 8 inches.....  | 17                      | 33 1/2 pounds |
| 10 inches..... | 23                      | 45 pounds     |
| 12 inches..... | 33                      | 54 pounds     |

Standard pipe may be used above ground in residence buildings not exceeding two stories and basement in height. In all other buildings extra heavy pipe shall be used.

21. The size, weight and maker's name must be cast on each length of pipe.

22. All joints must be made with picked oakum and molten lead and be made gas tight. Twelve ounces of fine, soft pig lead must be used at each joint for each inch in the diameter of the pipe when extra heavy pipe is used, and nine ounces when standard pipe is installed.

23. All wrought iron and steel pipes must be equal in quality to "standard" and must be properly tested by the manufacturer. All pipe must be lap-welded. No plain black or uncoated pipe will be permitted.

24. All wrought iron or steel water supply, vent, waste and soil pipes must be galvanized.



# RULES

25. Where galvanized wrought iron or steel pipe is required the fittings used on same must also be galvanized.

26. Fittings for waste or soil and refrigerator waste pipes must be cast-iron recessed and threaded drainage fittings, with smooth interior waterway, and threads tapped, so as to give a uniform grade to branches of not less than one-fourth of an inch per foot.

27. Short nipples on wrought iron or steel pipe, where the unthreaded part of the pipe is less than one and one-half inches long, must be of the thickness and weight to correspond to weight of pipe.

28. The pipe shall not be less than the following average thickness and weight per linear foot:

| Diameters      | Thicknesses | Weights per Linear Foot |
|----------------|-------------|-------------------------|
| 1½ inches..... | .14 inches  | 2.68 pounds             |
| 2 inches.....  | .15 inches  | 3.61 pounds             |
| 2½ inches..... | .20 inches  | 5.74 pounds             |
| 3 inches.....  | .21 inches  | 7.54 pounds             |
| 3½ inches..... | .22 inches  | 9.00 pounds             |
| 4 inches.....  | .23 inches  | 10.66 pounds            |
| 4½ inches..... | .24 inches  | 12.34 pounds            |
| 5 inches.....  | .25 inches  | 14.50 pounds            |
| 6 inches.....  | .28 inches  | 18.76 pounds            |
| 7 inches.....  | .30 inches  | 23.27 pounds            |
| 8 inches.....  | .32 inches  | 28.18 pounds            |
| 9 inches.....  | .34 inches  | 33.70 pounds            |
| 10 inches..... | .36 inches  | 40.06 pounds            |
| 11 inches..... | .37 inches  | 45.02 pounds            |
| 12 inches..... | .37 inches  | 48.98 pounds            |

29. All brass pipe for soil, waste and vent pipes and solder nipples must be thoroughly annealed, drawn, brass tubing, of standard iron-pipe gauge.

30. Connections on brass pipe and between brass pipe and traps on iron pipe must not be made with slip joints of couplings. Threaded connections on brass pipe must be of the same size as iron pipe thread for same size of pipe and be tapered.

31. The following average thicknesses and weights per linear foot will be required:

| Diameters      | Thicknesses | Weights per Linear Foot |
|----------------|-------------|-------------------------|
| 1½ inches..... | .14 inches  | 2.84 pounds             |
| 2 inches.....  | .15 inches  | 3.82 pounds             |
| 2½ inches..... | .20 inches  | 6.08 pounds             |
| 3 inches.....  | .21 inches  | 7.92 pounds             |
| 3½ inches..... | .22 inches  | 9.54 pounds             |
| 4 inches.....  | .23 inches  | 11.29 pounds            |
| 4½ inches..... | .24 inches  | 13.08 pounds            |
| 5 inches.....  | .25 inches  | 15.37 pounds            |
| 6 inches.....  | .28 inches  | 19.88 pounds            |

32. Where light or heavy pipe is used brass ferrules must be of best quality cast brass, not less than 4 inches long and 2 inches and 3 inches and 4 inches in inside diameter and not less than the following weights:

| Diameters     | Weights  |           |
|---------------|----------|-----------|
| 2 inches..... | 1 pound  | 0 ounces  |
| 3 inches..... | 1 pound  | 12 ounces |
| 4 inches..... | 2 pounds | 8 ounces  |

33. One and one-half inch ferrules are not permitted.

34. Soldering nipples must be heavy cast brass or of brass pipe, iron pipe-size. When cast they must not be less than the following weights:

| Diameters      | Weights  |           |
|----------------|----------|-----------|
| 1½ inches..... | 0 pound  | 8 ounces  |
| 2 inches.....  | 0 pound  | 14 ounces |
| 2½ inches..... | 1 pound  | 6 ounces  |
| 3 inches.....  | 2 pounds | 0 ounces  |
| 4 inches.....  | 3 pounds | 8 ounces  |

35. Brass screw caps for cleanouts must be extra heavy, not less than one-eighth of an inch thick. The screw cap must have a solid square or hexagonal nut, not less than one inch high, with a least diameter of one and one-half inches. The body of the cleanout ferrule must be at least equal in weight and thickness to the caulking ferrule for the same size of pipe.

36. Where cleanouts are required by rules and by the approved plans, the screw cap must be of brass. The engaging part must have not less than six threads of iron-pipe size and be tapered. Cleanouts must be of full size of trap up to four inches in diameter, and not less than four inches for larger traps.

37. The use of lead pipes is restricted to the short branches of the soil and waste pipes, bends and traps, roof connections of inside leaders.

"Short branches" of lead pipe shall be construed to mean not more than:

|                |              |
|----------------|--------------|
| 8 feet of..... | 1½ inch pipe |
| 5 feet of..... | 2 inch pipe  |
| 2 feet of..... | 3 inch pipe  |
| 2 feet of..... | 4 inch pipe  |

38. All connections between lead pipes and between lead and brass or copper pipes must be made by means of "wiped" solder joint.

39. All lead waste, soil, vent and flush pipes must be of the best quality, known in commerce as "D," and of not less than the following weights per linear foot:

| Diameters                           | Weights per Linear Foot |
|-------------------------------------|-------------------------|
| 1¼ inch (for flush pipes only)..... | 2½ pounds               |
| 1½ inches.....                      | 3 pounds                |
| 2 inches.....                       | 4 pounds                |
| 3 inches.....                       | 6 pounds                |
| 4 and 4½ inches.....                | 8 pounds                |

40. All lead traps and bends must be of the same weights and thicknesses as their corresponding pipe branches. Sheet lead for roof flashings must be six-pound lead, and must extend not less than six inches from the pipe, and the joint made watertight.

41. Copper tubing, when used for inside leader roof connections, must be seamless drawn tubing, not less than 22 gauge, and when used for roof flashings must be not less than 18 gauge.

## General Regulations.

42. Each building must be separately and independently connected with a public or private sewer, or cesspool, except where a building is located on the rear of the same lot with another building, when its plumbing and drainage system may be connected to the house-drain of the front build-



# RULES

ing behind the house trap and fresh air inlet which shall be used for both buildings if sewer connected; or may be connected to an existing cesspool of front house and be provided with a separate house trap and fresh air inlet.

43. Every building must have its sewer connections directly in front of the building, unless permission is otherwise granted by the Superintendent of Buildings.

44. Where there is no sewer in the street or avenue, and it is possible to construct a private sewer to connect in an adjacent street or avenue, a private sewer may be constructed, to be used in common for one or more buildings. It must be laid outside the curb under the roadway.

45. Cesspool and privy vaults will be permitted only after it has been shown to the satisfaction of the Superintendent of Buildings that their use is absolutely necessary.

46. When allowed, they must be constructed strictly in accordance with the terms of the permit issued by the Superintendent of Buildings.

47. Cesspools must not be used as privy vaults nor can privy vaults be used as cesspools. Cesspool and privy vaults must be located at least 15 feet from any building and on the same lot as building for which their use is intended. Walls of cesspools and privy vaults when constructed of brick must be 8 inches thick; if of stone, 18 inches thick. Bottoms of cesspools and privy vaults must be of stone concrete 6 inches thick. The entire interior surface of cesspools and privy vaults must be finished with a coating of Portland cement mortar 1 inch thick.

48. As soon as it is possible to connect with a public sewer, the owner must have the cesspool and privy vault emptied, cleaned and disinfected and filled with fresh earth, and have a sewer connection made in the manner herewith prescribed.

49. All pipe lines must be supported at the base on brick piers, or by heavy iron hangers from the cellar ceiling-beams, and along the line by heavy iron hangers at intervals of not more than ten feet.

50. All pipes, issuing from extensions or elsewhere, which would otherwise open within 20 feet of the window of any building, must be extended above the top of any window located within such distance. When a building exceeds in height that of an adjoining building, and windows or openings are cut in the wall on the lot line within 20 feet of the roof terminal of any soil, waste or vent line now in place or subsequently installed in the lower building, the owner of the higher building shall defray the expense of extending said soil, waste or vent lines above the roof of the higher building, or shall himself make such alteration.

51. The arrangement of all pipes must be as straight and direct as possible. Offsets will be permitted only when unavoidable.

52. All pipes and traps should, where possible, be exposed to view. They should always be readily accessible for inspection and repairing.

53. In every building where there is a leader connected to the drain, if there are any plumbing fixtures, there must be at least one four (4) inch pipe extending above the roof for ventilation.

## Yard, Area and Other Drains.

54. All yards, areas and courts exceeding 15 square feet in area must be drained into the sewer. A shaft open at the top not exceeding 25 square feet in area, and which cannot be connected in back of a leader, yard, court or area drain trap, may be drained into a publicly-placed, water-supplied, properly-trapped and vented slop sink.

55. These drains, when sewer-connected, must have con-

nections not less than three inches in diameter. They should be controlled by one trap—the leader trap, if possible.

56. Floor drains will only be permitted when it can be shown to the satisfaction of the Superintendent of Buildings that their use is absolutely necessary and arrangements made to maintain a permanent water seal in the traps.

57. Cellar drains may be connected in back of and controlled by a leader, yard, court or area drain trap which need not be vented.

58. Subsoil drains should discharge into a sump or receiving tank, the contents of which if discharged by gravity may be discharged into a rain leader, yard, court or area drain behind the trap controlling same or may be discharged through a properly-trapped and vented, water-supplied receptacle. Where mechanical force is required to discharge the contents into the plumbing and drainage system, a proper automatic cut-off or check valve must be provided on the connection between house-drain and apparatus used for raising the contents of sump-pit.

59. The contents of settling chamber or dust receptacle for vacuum cleaners may be discharged into a Plumbing and Drainage system, the same as sub-soil drain sump-pits.

## Leaders.

60. Every building shall be kept provided with proper metallic gutters and rain leaders for conducting water from all roofs in such manner as shall protect the walls and foundations from injury. In no case shall the water from any rain leader be allowed to flow upon the sidewalk or adjoining property, but the same shall be conducted by proper pipes to the sewer. If there be no sewer in the street upon which the building fronts, then the water from said leaders may be conducted by proper pipes laid below the surface of sidewalk to the street gutter, or may be conducted by extra heavy cast-iron pipe to a leeching cesspool located at least 20 feet from any building. No plumbing fixtures shall discharge into a leeching cesspool.

61. Inside leaders must be made of cast-iron, wrought iron or steel, with roof connections made gas and water tight by means of a heavy lead or copper-drawn tubing wiped to a brass ferrule or nipple caulked or screwed into the pipe.

62. Outside leaders may be made of sheet metal, but they must connect with the house drain by means of a cast-iron pipe extending vertically five feet above the grade level.

63. Leaders must be trapped with cast-iron running traps so placed as to prevent freezing.

64. Rain-water leaders must not be used as soil, waste or vent pipes, nor shall any such pipe be used as a leader.

## The House Sewer, House Drain, House Trap and Fresh Air Inlet.

65. Old house sewers may be used in connection with new buildings or new plumbing only when they are found, on examination by the plumbing inspector, to conform in all respects to the requirements governing new sewers.

66. When a proper foundation consisting of a natural bed of earth, rock, etc., can be obtained, the house sewer can be of earthenware pipe.

67. Where the ground is made or filled in, or where the pipes are less than three feet deep, or in any case where there is danger of settlement by frost or from any cause, and when cesspools are used, the house sewer must be of extra heavy cast-iron pipe, with lead-caulked joints.

68. No earthenware house-drain, when found in a leaky or defective condition, shall be repaired or replaced except with heavy cast-iron pipe.

69. The house-drain and its branches must be of extra heavy cast iron when under ground, and of extra heavy cast iron or galvanized wrought iron or steel when above ground, except as provided in Rule 20 of these rules.



# RULES

70. The house drain must properly connect with the house sewer at a point two feet outside of the outer front vault or area wall of the building. An arched or other proper opening must be provided for the drain in the wall to prevent damage by settlement.

71. The house drain if above the cellar floor must be supported at intervals of ten feet by eight-inch brick piers or suspended from the floor beams, or be otherwise properly supported by proper hangers placed not more than 10 feet apart.

72. No steam-exhaust, boiler blow-off or drip-pipe shall be connected with the house-drain. Such pipes must first discharge into a proper condensing tank, and from this a proper outlet to the house sewer outside of the building must be provided. In low pressure steam systems the condensing tank may be omitted, but the waste connections must be otherwise as above required.

73. The house-drain and house-sewer must be run as direct as possible, with a fall of at least one-quarter inch per foot, all changes in direction made with proper fittings, and all connections made with Y branches and one-eighth and one-sixteenth bends.

74. The house-sewer and house-drain must be at least four inches in diameter when receiving the discharge of a water-closet. Where rain leaders are connected to the plumbing system, the sizes of house-sewer, house-drain and leader connections shall be computed according to the square feet of area drained into them. No house-sewer or house-drain shall be of less diameter than the largest line of pipe connected thereon. The following table is the maximum area allowed to drain into pipes of given diameter:

| Diameter of Pipe | Fall $\frac{1}{4}$ Inch per Foot | Fall $\frac{1}{2}$ Inch per Foot |
|------------------|----------------------------------|----------------------------------|
| 3.....           | 1,200 square feet                | 1,500 square feet                |
| 4.....           | 2,500 square feet                | 3,200 square feet                |
| 5.....           | 4,500 square feet                | 6,000 square feet                |
| 6.....           | 8,000 square feet                | 10,000 square feet               |
| 7.....           | 12,400 square feet               | 15,600 square feet               |
| 8.....           | 18,000 square feet               | 22,500 square feet               |
| 9.....           | 25,000 square feet               | 31,500 square feet               |
| 10.....          | 41,000 square feet               | 59,000 square feet               |
| 12.....          | 69,000 square feet               | 98,000 square feet               |

75. Full size Y and T branch fittings for handhole cleanouts must be provided where required on house-drain and its branches. No cleanout need be larger than 6 inches in diameter.

76. An iron running trap must be placed in the house-drain near the front wall of the house, and on the sewer side of all connections, except a Y fitting used to receive the discharge from an automatic sewage lift, oil separator, or a drip-pipe where one is used. If placed outside of the house or below the cellar floor, it must be made accessible in a brick manhole, the walls of which must be eight inches thick, with an iron or flagstone cover. When outside the house it must never be less than three feet below the surface of the ground.

77. When the plumbing system of any building is altered by the addition of a new soil, waste or vent line to the extent of 50 per cent. or more, and no house trap and fresh air inlet or leader trap exists on the house-drain, same shall be provided.

78. The house trap must have two cleanouts, with brass screw cap ferrules caulked in.

79. A fresh-air inlet pipe must be connected with the house-drain just inside of the house trap and extended to the outer air, terminating with open end at least one foot above the grade at most available point to be approved by the Superintendent of Buildings and shown on plans.

The fresh-air inlet pipe shall be one-half the diameter of house-drain but not less than 4 inches in diameter.

80. No curb box or similar device with grating placed in sidewalk will be permitted for fresh air inlets.

## Soil and Waste Lines.

81. All main, soil, waste or vent pipes must be of iron, steel or brass.

82. When they receive the discharge of fixtures on any floor above the first, they must be extended in full calibre at least one foot above the roof coping, and well away from all shafts, windows, chimneys or other ventilating openings. When less than four inches in diameter, they must be enlarged to four inches at a point not less than one foot below the roof surface by an increaser not less than nine (9) inches long.

83. No caps, cowls or bends shall be affixed to the top of such stack.

84. In all buildings, wire baskets must be securely fastened into the opening of each pipe in an accessible position. When roofs are used for drying purposes or roof gardens, all pipes shall be extended to a height of seven feet.

85. Necessary offsets above the highest fixture branch must not be made at an angle of less than forty-five degrees to the horizontal.

86. Soil and waste pipes must have proper Y or TY branches for all fixture connections.

87. No connection to lead branches for water-closets or slop sinks will be permitted, except the required branch vent.

88. Branch soil and waste pipe must have a fall of at least one-quarter inch per foot.

89. Short TY branches will be permitted on vertical lines only. Long one-quarter bends and long TY's are permitted. Short one-quarter bends and double hubs, short roof increasers and common offsets, and bands and saddles are prohibited.

90. The diameters of soil and waste pipes must not be less than those given in the following table:

|                                                                                                                |    |        |
|----------------------------------------------------------------------------------------------------------------|----|--------|
| Main soil stacks in buildings serving not more than two sets of fixtures in four or less stories               | 4  | inches |
| Main soil stacks in residence buildings serving not more than two sets of fixtures in five or six stories..... | 4  | inches |
| Main soil stacks in all other cases.....                                                                       | 5  | inches |
| Branch soil pipes for not more than four water closets.....                                                    | 3  | inches |
| Branch soil pipes for more than four water-closets .....                                                       | 4  | inches |
| Main waste stacks.....                                                                                         | 2  | inches |
| Main waste stacks for kitchen sinks on six or more floors.....                                                 | 3  | inches |
| Branch waste pipes for slop sinks.....                                                                         | 3  | inches |
| Branch waste pipes for laundry tubs.....                                                                       | 1½ | inches |
| When set in ranges of three.....                                                                               | 2  | inches |
| Branch waste for kitchen sinks .....                                                                           | 2  | inches |
| Branch waste for urinals.....                                                                                  | 2  | inches |
| Branch waste for other fixtures.....                                                                           | 1½ | inches |

A set of fixtures, as used in this rule, shall include not more than one water-closet, one bath tub, one wash basin, one sink and two laundry trays.

## Vent Pipes.

91. All traps, except approved anti-siphon traps con-



# RULES

nected to main waste or soil lines or to the house drain by branch piping not over seven (7) feet in length with a fall not exceeding two (2) inches per foot, shall be protected from siphonage and back-pressure by special lines of vent pipes; provided that where approved deep-seal siphon-jet water closet or slop sink fixtures are installed with branch piping not over five (5) feet in length from fixture to main soil or waste line, the vent pipe may be omitted for such fixtures in buildings not over eight (8) stories in height, and where the main soil or waste line is made one inch larger in diameter than required by these rules, the vent pipe may also be omitted for such fixtures in buildings over eight (8) stories in height.

92. All vent pipe lines and main branches must be of iron, steel or brass. They must be increased in diameter and extended above the roof as required for waste pipes. They may be connected with the adjoining soil or waste line well above the highest fixture, but this will not be permitted when there are fixtures on more than six floors.

93. All offsets must be made at an angle of not less than forty-five degrees to the horizontal, and all lines must be connected at the bottom with a soil or waste pipe or the drain in such a manner as to prevent the accumulation of rust scale.

94. Branch vent pipes shall be kept above the top of all connecting fixtures, so as to prevent the use of vent pipes as soil pipes or waste pipes. Branch vent pipes should be connected not less than six inches nor more than two feet from crown of trap or side of lead bend.

95. Except where "yoke type" ventilation is installed, vent connection for water-closets and slop sinks must be made from the branch soil or waste pipe just below the trap of the fixture, and the branch vent pipe must be so connected as to prevent obstruction, and no waste pipe connected between it and the fixture. Earthenware traps must have no vent horns.

"Yoke type" ventilation shall be taken to mean a cross connection, by means of a horizontal branch soil or waste pipe, between the main soil or waste line and the vent line, and in which the connection between the branch pipe and the vent line is made at least six (6) inches above the line of fixtures discharging into such branch pipe.

96. No sheet metal, brick or other flue shall be used as a vent pipe.

97. The sizes of vent pipes throughout must not be less than the following:

For main vents, two inches in diameter; for water-closets on three or more floors, three inches in diameter; for other fixtures on less than seven floors, two inches in diameter; three-inch vent pipe will be permitted for less than nine stories; for more than eight and less than sixteen stories, four inches in diameter; for more than fifteen and less than twenty-two stories, five inches in diameter; for more than twenty-one stories the size of the vent pipe shall be determined by the Superintendent of Buildings.

For fixtures other than water-closets and slop sinks and for more than eight stories, vent pipes may be one inch smaller in diameter than above stated.

For long branch vent pipes over 10 feet in length but not exceeding 25 feet, two inches in diameter; when over 25 feet in length but not exceeding 50 feet, three inches in diameter. No branch vent pipe can exceed 50 feet in length, nor can any main vent be of less diameter than the largeset branch vent connecting to same.

98. When the plumbing fixtures installed in any building are arranged in groups or batteries, "yoke type" ventilation may be installed, provided that for batteries of water-closets each fixture shall be set not more than two (2) feet distant from the horizontal branch soil pipe into which it discharges, and for batteries of fixtures other than wa-

ter-closets each fixture shall be so located that its trap will be not more than two (2) feet distant from the horizontal branch waste line into which it discharges. When the ordinary type of venting is installed and the number of branch or back vents from the traps of fixtures connecting to any main branch vent exceeds the number and size given in the following table, a 3-inch main branch vent must be provided for the additional vent connections.

|      |                                          |
|------|------------------------------------------|
| 2-1½ | inch branches on a 1½ inch main branch.  |
| 4-2  | inch branches on a 2 inch main branch.   |
| 7-1½ | inch branches on a 2 inch main branch.   |
| 2-2  | } inch branches on a 2 inch main branch. |
| 4-1½ |                                          |
| 1-2  | } inch branches on a 2 inch main branch. |
| 5-1½ |                                          |

## Traps.

99. No form of trap will be permitted to be used unless it has been approved by the Superintendent of Buildings or the Board of Standards and Appeals.

No anti-siphon trap or deep-seal siphon-jet fixture shall be approved until it has successfully passed such test as may be prescribed by the Board of Standards and Appeals.

100. No masons' cesspool, bell, pot, bottle or D-trap will be permitted, nor any form of trap that is not self-cleaning, nor that has interior chamber or mechanism, nor any trap except earthenware ones that depend upon interior partitions for a seal. Backwater or tide valves will only be permitted when it can be shown to the satisfaction of the Superintendent of Buildings that their use is absolutely necessary and of a type as approved by him.

101. Every fixture must be separately trapped by a water-sealing trap placed as close to the fixture outlet as possible, and no trap shall be placed more than 2 feet 0 inches from any fixture.

102. A set of not more than three wash trays may connect with a single trap, or into the trap of an adjoining sink, provided both sink and tub waste outlets are on the same side of the waste line, and the sink is nearest the line. When so connected, the waste pipe from the wash trays must be branched in below the water-seal.

103. The discharge from any fixture must not pass through more than one trap before reaching the house-drain.

104. All traps must be well supported and set true with respect to their water levels.

105. All fixtures, other than water-closets and urinals, must have strong metallic strainers or bars over the outlets to prevent obstruction of the waste pipe.

106. All exposed or accessible traps, except water-closet traps, must have brass trap screws for cleaning the trap placed on the inlet side, or below the water level.

107. All iron traps for house-drain, yard and other drains and leaders must be running traps with handhole cleanouts of full size of the traps, when same are less than five (5) inches. All traps under ground must be made accessible by brick manholes with proper covers.

108. Overflow pipes from fixtures must in all cases be connected on the inlet side of traps.

109. All earthenware traps must have approved heavy brass floor plates properly secured to the branch soil pipe and bolted to the trap flange, and the joint made gas-tight. The use of rubber washers for floor connections is prohibited. All floor flanges must be set in place and inspected before any water-closet is set thereon.



# RULES

110. No trap shall be placed at the foot of main soil and waste pipe lines.

111. Every plunge bath shall be provided with a trap at least four inches in diameter, the waste from trap to bath to be reduced to two inches in diameter and this waste to be controlled by a gate valve. Overflow pipes, if provided, must be connected on inlet side of trap. Except where an approved anti-siphon trap is installed in the manner specified in Rule 91, such trap must be ventilated by a separate vent line extended above the roof, of the same size as trap and water connection.

112. The sizes for traps must not be less than those given in the following table:

|                               |    |                    |
|-------------------------------|----|--------------------|
| Traps for water-closets.....  | 4  | inches in diameter |
| Traps for slop sinks.....     | 3  | inches in diameter |
| Traps for kitchen sinks.....  | 2  | inches in diameter |
| Traps for wash trays.....     | 2  | inches in diameter |
| Traps for urinals.....        | 2  | inches in diameter |
| Traps for shower-baths.....   | 2  | inches in diameter |
| Traps for other fixtures..... | 1½ | inches in diameter |

Traps for leaders, area, floor and other drains must be at least 3 inches in diameter.

113. Every dental cuspidor must be separately trapped by a trap of at least one and one-half (1½) inches in diameter, which shall be vented except where an approved anti-siphon trap is installed in the manner specified in Rule 91, and placed as close to the fixture as possible. The connection between trap and cuspidor may be three-quarters (¾) of an inch in diameter.

114. No plumbing fixtures, except bar sinks, soda fountains or drinking fountains, shall be installed with an indirect waste connection to the plumbing and drainage system. The waste of every bar sink, soda fountain and drinking fountain, if not directly connected, must discharge over a properly water-supplied, trapped sink, with trap vented, unless an approved anti-siphon trap is installed in the manner specified in Rule 91. The main waste lines shall be two (2) inches in diameter, and the branches to fixtures at least one and one-half (1½) inches in diameter. Drinking fountains must be trapped and the waste line extended through the roof. No vent connections need be provided.

## Safe and Refrigerator Waste Pipes.

115. Safe and refrigerator waste pipes must be of galvanized iron, and be not less than 1¼ inches in diameter nor larger than 1½ inches in diameter with pipe branches at least 1 inch in diameter with strainers over each inlet.

116. Safe and refrigerator waste pipes shall not be trapped. They must discharge over a properly water-supplied, trapped sink, with trap vented unless an approved anti-siphon trap is installed in the manner specified in Rule 91, such sink to be publicly placed, and not more than 4 feet above the floor. In no case shall any refrigerator or safe waste pipe discharge over a sink located in a room used for living purposes.

117. The branches on vertical lines must be made by Y or TY fittings and carried up to the safe with as much pitch as possible.

118. Lead safes must be graded and neatly turned over bevel strips at their edges.

119. Where there is an offset on a refrigerator waste pipe in the cellar, there must be cleanouts to control the horizontal part of the pipe.

120. In all lodgings and tenement houses the safe and refrigerator waste pipes must extend above the roof.

## Water Closets, Sinks and Washtubs.

(Good except as relating to tenement houses and factories.)

121. In all buildings occupied as stores, dwellings, lodging or boarding houses, hotels, offices, lofts, workshops, factories or storage houses, there must be at least one water-closet in each building. There must be sufficient water-closets so that there will never be more than 15 persons to each water-closet. In places of public assembly, the number of toilets and the most available location are to be determined by the Superintendent of Buildings.

122. Separate water-closets and toilet rooms must be provided for each sex in buildings used as workshops, lofts, office buildings, factories, hotels, and all places of public assembly.

123. In lodging houses, there must be one water-closet on each floor, and where there are more than 15 persons on any floor there must be an additional water-closet on that floor for every 15 additional persons or fraction thereof.

124. In tenement houses, lodging houses, factories, workshops, and all public buildings, the entire water-closet apartment, and side walls to a height of six inches from the floor, except at the door, must be made waterproof with asphalt, cement, tile, metal or other waterproof material as approved by the Superintendent of Buildings.

125. In all buildings, the water-closet and urinal apartments must be ventilated to the outer air by windows opening on the same lot upon which the building is situated or by a ventilating skylight placed over each room or apartment wherein such fixtures are located.

126. In all buildings, the outside partition of any water-closet or urinal apartment must be air-tight and extend to the ceiling or be independently ceiled over. When necessary to properly light such apartments, the upper part of the partitions must be provided with translucent glass. The interior partitions of such apartments must be dwarfed partitions.

127. The general water-closet accommodation of any building cannot be placed in the cellar, nor can any water-closet be placed outside of a building except to replace an existing water-closet.

128. In alteration work where it is not practicable to ventilate a water-closet or urinal apartment by windows or a skylight directly to the outer air, there may be provided a galvanized wrought iron vent duct extended to the outer air which must be equal in area to at least 144 inches for one water-closet or urinal, and an additional 72 square inches for each water-closet added therein.

129. Where water-closets will not support a rim-seat, the seat must be supported on galvanized iron legs.

130. Every earthenware water-closet with connection through the floor in all new work, and in all alterations, must be set on an approved floor slab of porcelain, slate or other material impervious to moisture, same to be not less in size than the base of the water-closet set thereon.

131. All water-closets must have earthenware flushing rim bowls. They must be set entirely free and open from all enclosing woodwork.

132. Pan, plunger, offset-washout and washout, or other water-closets having an unventilated space, or the walls of which are not thoroughly washed out at each discharge, will not be permitted.

133. Long hopper water-closets will not be permitted, except earthenware hoppers where there is an exposure to frost.

134. Drip trays on water-closets will not be permitted.

135. Water-closets and urinals must never be connected



# RULES

directly with or flushed from the water-supply pipes, except when flushometer valves are used.

136. Each water-closet and urinal must be flushed from a separate cistern, the water from which is used for no other purpose, or may be flushed through flushometer valves.

137. Where "Flushometers" are used, they must be supplied from tank pressure, unless otherwise permitted by the Superintendent of Buildings; the rising lines shall be at least one and one-half inches in diameter, and the main branches shall be at least one and one-quarter inches in diameter, with individual branches not less than one inch in diameter, for water-closets and not less than one-half inch in diameter for urinals. Individual branches shall not exceed twelve inches in length.

138. The overflow of cisterns may discharge into the bowl of the closet, but in no case connect with any part of the drainage system.

139. Iron water-closet and urinal cisterns and automatic water-closet and urinal cisterns are prohibited, unless approved by the Superintendent of Buildings.

140. The copper lining of water-closet and urinal cisterns must not be lighter than ten (10) ounce copper.

141. Water-closet flush pipes must not be less than one and one-fourth inches and urinal flush pipes one (1) inch in diameter, and if of lead must not weigh less than two and one-half pounds and two pounds per linear foot. Flush couplings must be of full size of the pipe.

142. Rubber connections and elbows are not permitted on flush pipes.

143. Latrines, trough water-closets and similar appliances may be used only on written permit from the Superintendent of Buildings, and must be set and arranged as may be required by the terms of the permit.

144. All urinals must be constructed of materials impervious to moisture, and that will not corrode under the action of urine. The floor and wall of the urinal apartments must be lined with similar non-absorbent and non-corrosive material.

145. The platforms of treads of urinal stalls must never be connected independently to the plumbing system, nor can they be connected to any safe waste pipe.

146. Iron trough water-closets and trough urinals must be enameled or galvanized.

147. In all houses, sinks must be entirely open, on iron legs or brackets without any inclosing woodwork.

148. Wooden wash tubs are prohibited, except when used in hotels, restaurants or bottling establishments for washing dishes or bottles. Cement or artificial stone tubs will not be permitted unless approved by the Superintendent of Buildings.

## Water Supply for Fixtures.

149. All water-closets and other plumbing fixtures must be provided with a sufficient supply of water for flushing to keep them in a proper and cleanly condition.

Flush tanks must have a capacity of eight gallons for water-closets and five gallons for urinals.

150. House service pipes must be connected to the street mains by means of taps, and a stop-cock or valve placed under the sidewalk at the curb, in compliance with the rules and under the supervision of the Department of Water Supply, Gas and Electricity.

151. A separate stop or valve must be placed upon the service pipe inside the front wall.

152. The diameters of street service pipes must not be less than three-quarter inch for dwellings and tenements occupied by six families or less; one inch for tenements and one and one-half inch for hotels, factories and other miscellaneous buildings, provided that in no case can the diameter of the service pipes be less than the diameter of the tap installed under the supervision of the Department of Water Supply, Gas and Electricity.

## Riser Lines.

153. The diameter of all riser lines in plumbing systems shall be not less than three-quarters ( $\frac{3}{4}$ ) inches except that when lead or brass pipe is used, the minimum diameter may be one-half ( $\frac{1}{2}$ ) inch.

Separate stop-cocks or valves, so located as to be accessible at all times, shall be placed at the foot of each riser line and, in all buildings other than residence buildings occupied exclusively by one or two families or having not more than fifteen sleeping rooms, on each branch line from the riser for each isolated fixture or each group of fixtures, such as bathroom fixtures, kitchen fixtures, etc., except that only one stop cock or valve shall be required for the fixtures contained in any one apartment, suite, store or loft occupied by one tenant when all the fixtures contained in each such apartment, suite, store or loft are supplied from one branch line.

154. Diameters of branches to any fixtures must not be less than one-half inch, except when used to supply water-closets, cisterns or lavatories. When the material used is lead or brass pipe, the minimum diameter may be three eighths inch. Branches for flush valves for water-closet must not be less than one and one-quarter inch in diameter and for urinals not less than three-quarters of an inch in diameter.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a circulating type approved by the Department of Water Supply, Gas & Electricity. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, a circulating system approved by Department of Water Supply, Gas & Electricity shall be installed.

156. All risers and branches must be properly fastened.

157. When the water pressure is not sufficient to supply freely and continuously all fixtures, a house supply tank must be provided of sufficient size to afford an ample supply of water to all fixtures at all times. Such tanks must be supplied from the pressure or by power pumps as may be necessary; when from the pressure, ball cocks must be provided.

158. House supply tanks must be metal-covered so as to exclude dust and so located as to prevent water contamination by gas and odors from plumbing fixtures.

159. House supply tanks must be of wood or iron, or of wood lined with tinned and planished copper.

160. House tanks must be supported on iron beams.

161. The overflow pipe should discharge upon the roof, where possible, and in such cases should be brought down to within six (6) inches of the roof, or it must be trapped and discharged over an open and water-supplied sink not in the same room, nor over three and one-half feet above the floor. In no case shall the overflow be connected with any part of the plumbing system.

162. Emptying pipes for such tanks must be provided and be discharged in the manner required for overflow pipes, and may be branched into overflow pipes. Emptying pipes for tanks containing more than five hundred (500) gallons must be four (4) inches in diameter and provided with a valve of same size fitted with a wheel or lever handle.

163. Acid wastes must be "B" lead pipe or earthen pipe; if of lead pipe they must be at least two inches in diameter, and if of earthen pipe at least three inches in diameter and continued down to the lower story of building and



# RULES

arranged as to discharge into a lime box and diluting sink properly trapped and vented and connected inside of house trap. If the lime box and diluting sink are not used the acid waste must be extended to an earthen house sewer separately and independently connected to a public or private sewer in street and provided with an accessible running trap located just inside of front wall of building. All branches and joints on lead acid wastes must be made by means of burnt lead joints. If earthenware pipe is used, vertical joints must be made with a mixture of asphaltum and cement. Each length of pipe on vertical runs and on horizontal runs when above the cellar floor must be supported at each hub by proper supports. All floor drains and fixture connections must be trapped and run as direct as possible.

## Sewage Lifts.

164. When it is necessary to use a sump system and sewage lift to receive the discharge from the waste or soil connection to fixtures, same shall be arranged to be accessible. If discharged with compressed air it shall be connected to the house drain on the sewer side of all leader area drain traps and fixture connections or may be connected to house drain on the sewer side of house trap. A separate trap and fresh air inlet must be provided on the inlet side of sump and a 4-inch pipe line continued from main discharging into sump up to and above roof, for purposes of ventilation. Relief pipes must be provided on sewage receptacles of sumps. Traps of fixtures connected to sump systems must not be vented to vent lines which are used to ventilate traps of fixtures on gravity system. Sump systems should be entirely separate both as to discharge and venting from rest of plumbing system in buildings.

## Oil Separators.

165. Oil separators installed in any building where volatile fluids are used must be arranged to be readily accessible. They must not receive the discharge of any water-closet, in leader, yard, court or area drain.

166. They must, if discharged by gravity, be connected by a Y branch fitting to the house drain behind the house trap in such a manner that they will not interfere with the house drain and the rest of the plumbing and drainage system. When mechanical force is used to discharge the contents, the connection must be made by a Y branch fitting to the sewer side of house trap.

167. No separate running trap need be provided on the main entering oil separators, but a separate fresh air inlet and vent line must be provided to keep the system of drainage controlled by the oil separator entirely separate from the rest of plumbing and drainage system.

168. The size of fresh air inlet shall be determined by the size of inlet connection to oil separator, which shall be considered the same as the term house-drain for determining the size of all fresh air inlets, which shall conform to the same requirements as regards size and arrangement of terminals for fresh air inlets as called for in regulations.

169. Vent lines shall conform in all respects to vent lines for plumbing fixtures as regards size and arrangement.

170. Relief pipes must be provided at least 1½ inches in diameter. They may be connected to a vent line when installed as a separate system or must be carried independently above the roof.

## Testing the Plumbing System.

171. The entire plumbing and drainage system within the building must be tested by the plumber, in the presence of

a Plumbing Inspector, under a water test. All pipes must remain uncovered in every part until they have successfully passed the test. The plumber must securely close all openings, as directed by the Inspector of Plumbing. The use of wooden plugs for this purpose is prohibited.

172. The water test will be applied by closing the lower end of the main house drain and filling the pipes to the highest opening above the roof with water. The water test shall include at one time the house drain and branches, all vertical and horizontal soil, waste and vent and leader lines and all branches therefrom to a point above the surface of the finished floor and beyond the finished face of walls and partitions. If the drain or any part of the system is to be tested separately, there must be a head of water at least six (6) feet above all parts of the work so tested, and special provision must be made for including all joints and connections in at least one test.

173. After the completion of the plumbing work in any new or altered building and before the building is occupied, a final smoke test must be applied in the presence of a Plumbing Inspector. Except that for a building not over six stories in height, a peppermint test may be applied.

174. The material and labor for the test must be furnished by the plumber. When the peppermint test is used, two ounces of oil of peppermint must be provided for each line up to five stories and cellar in height and an additional ounce of oil of peppermint must be provided for each line when lines are more than five stories in height.

## Plumbing in Tenement Houses.

175. All sections or parts of sections of the tenement house law relating to plumbing and drainage of tenement houses are to be observed, and are hereby made a part of these rules and regulations.

## Gas Piping and Fixtures.

176. Hereafter the gas piping and fixtures in all new buildings and all alterations and extensions made to the gas piping or fixtures in old buildings must be done in accordance with the following rules, which are made in accordance with the provisions of section \*89 of the Building Code.

For additional requirements of public buildings, theatres and places of assemblage, see Part \*\*XXI of the Building Code.

177. Before the construction or alteration of any gas piping in any building or part of any building, a permit must be obtained from the Superintendent of Buildings. This permit will be issued only to a registered plumber. Small alterations may be made by notifying the Bureau of Buildings, using the same blank forms provided for alterations and repairs to plumbing.

178. All gas pipe shall be of the best quality wrought iron or steel and of the kind classed as standard pipe, and shall weigh according to the following scale:

\*Art. 29. New Building Code

\*\*Art. 25. New Building Code.

| Diameters   | Weights per Linear Foot |
|-------------|-------------------------|
| ¾ inch..... | 0.56 pound              |
| ½ inch..... | 0.85 pound              |
| ¾ inch..... | 1.12 pound              |



# RULES

|              |              |
|--------------|--------------|
| 1 inch.....  | 1.67 pound   |
| 1¼ inch..... | 2.24 pounds  |
| 1½ inch..... | 2.68 pounds  |
| 2 inch.....  | 3.61 pounds  |
| 2½ inch..... | 5.75 pounds  |
| 3 inch.....  | 7.54 pounds  |
| 3½ inch..... | 9.00 pounds  |
| 4 inch.....  | 10.66 pounds |

No pipe allowed of less than ¾ inch in diameter.

179. All fittings (except stop-cocks or valves) shall be of malleable iron.

180. There shall be a heavy brass straightway cock or valve on the service pipe immediately inside the front foundation wall. Iron cocks or valves are not permitted.

181. Where it is not impracticable so to do, all risers shall be left not more than five feet from front wall.

182. No pipe shall be laid so as to support any weight (except fixtures) or be subjected to any strain whatsoever. All pipe shall be properly laid and fastened to prevent becoming trapped, and shall be laid, when practicable, above timbers or beams instead of beneath them. Where running lines or branches cross beams, they must do so within thirty-six inches of the end of the beams, and in no case shall the said pipes be let into the beams more than two inches in depth. Any pipe laid in a cold or damp place shall be properly dripped, protected and painted with two coats of red lead and boiled oil or tarred.

183. No gas pipe shall be laid in cement or concrete unless the pipe or channel in which it is placed is well covered with tar.

184. All drops must be set plumb and securely fastened, each one having at least one solid strap. Drops and outlets less than ¾ of an inch in diameter shall not be left more than one inch below plastering, centrepieces or woodwork.

185. All outlets and risers shall be left capped until covered by fixtures.

186. No unions or running threads shall be permitted. Where necessary to cut out to repair leaks or make extensions, pipe shall be again put together with right and left couplings.

187. No gasfitters' cement shall be used, except in putting fixtures together.

188. All gas brackets and fixtures shall be placed so that the burners of same are not less than three feet below any ceiling or woodwork, unless the same is properly protected by a shield, in which case the distance shall not be less than eighteen inches.

No swinging or folding gas brackets shall be placed against any stud partition or woodwork.

No gas brackets on any lath and plaster partition or woodwork shall be less than five inches in length, measured from the burner to the plaster surface or woodwork.

Gas lights placed near window curtains or any other combustible material shall be protected by a proper shield.

189. Gas outlets for burners shall not be placed under tanks, back of doors or within four feet of any meter.

190. All buildings shall be piped according to the following scale:

| Diameter     | Length   | Burners |
|--------------|----------|---------|
| ¾ inch.....  | 26 feet  | 3       |
| 1 inch.....  | 36 feet  | 6       |
| 1¼ inch..... | 60 feet  | 20      |
| 1½ inch..... | 80 feet  | 35      |
| 2 inch.....  | 110 feet | 60      |
| 2½ inch..... | 150 feet | 100     |
| 3 inch.....  | 200 feet | 200     |
| 3½ inch..... | 300 feet | 300     |
| 4 inch.....  | 450 feet | 450     |
|              | 500 feet | 600     |
|              | 600 feet | 750     |

191. Outlets for gas ranges shall have a diameter not less than required for six burners, and all gas ranges and heaters shall have a straightway cock on service pipe.

192. When brass piping is used on the outside of plastering or woodwork, it shall be classed as fixtures.

193. All brass tubing used for arms and stems of fixtures shall be at least No. 18 standard gauge and full size outside so as to cut a full thread.

All threads on brass pipe shall screw in at least 5/16 of an inch. All rope or square tubing shall be brazed or soldered into fittings and distributors, or have a nipple brazed into the tubing.

194. All cast fittings, such as cocks, swing joints, double centres, nozzles, etc., shall be extra heavy brass. The plugs of all cocks must be ground to a smooth and true surface for their entire length, be free from sandholes, have less than ¼ of an inch bearing (except in cases of special design), have two flat sides on the end for the washer, and have two nuts instead of a tail screw. All stop pins to keys or cocks shall be screwed into place.

195. After all piping is fitted and fastened and all outlets capped up, there must be applied by the plumber, in the presence of an inspector of the Bureau of Buildings, a test with air to a pressure equal to a column of mercury 6 inches in height, and the same to stand for five minutes; only mercury gauge shall be used. No piping shall be covered up, nor shall any fixture, gas heater or range be connected thereto until a card showing the approval of this test has been issued by the Superintendent of Buildings.

196. No meter will be set by any gas company until a certificate is filed with them from the Bureau of Buildings certifying that the gas pipes and fixtures comply with the foregoing rules.

## Modifications.

197. When for any reason it may be impracticable to comply strictly with the foregoing rules, the Superintendent of Buildings shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modifications shall be indorsed upon the permit over the signature of the Superintendent of Buildings.

## VALIDITY OF PLUMBING RULE.

The validity of Rule 50 of the plumbing rules of the several bureaus of buildings is established in a decision by the Appellate Division, First Department, handed down in the case of City of New York v. Conrad Alheidt. The case is reported in the New York Law Journal of January 10, 1918, and is there summarized as follows:

"Section 50 of the Plumbing Rules, which provides 'that all pipes issuing from extension or elsewhere which would otherwise open within twenty feet of the window of any building must be extended above the top of any window located within such distance' is a valid provision, and should be liberally construed in the interest of the public health in order that noxious gases should not be drawn into nearby windows."

"The use of the word 'adjoining' in another and distinct part of the ordinance, providing, where buildings are of different height, for the extension of vent lines along the roofs of higher buildings, does not restrict the application of such provision to buildings actually contiguous to buildings containing vent lines."

The decision would seem to carry with it also a recognition of the plumbing rules in general, so that they have in effect the same force as any city ordinance.



# RULES

## METHOD FOR TESTS FOR ANTI-SIPHON TRAPS OR FIXTURES.

Adopted by the Board of Standards and Appeals,  
February 11, 1919.

*Resolved*, that the following be and it hereby is adopted by the board of standards and appeals as the method prescribed for tests for anti-siphon traps or fixtures, which must be successfully passed before such traps or fixtures shall be approved under Rule 88, Rules for Plumbing and Drainage:

### *Instructions.*

1. The entire cost and responsibility for the installation of the necessary equipment for such test shall be borne by the person or firm submitting the appliance.

2. Such person or firm shall also furnish the board, together with the application for test, the following material and information:

(a) A stock trap of the size and design to be tested, which shall be of the P and S type and shall be of lead or brass, cast in one piece, and without interior partitions or mechanism.

(b) A similar trap cut in half.

(c) A similar trap, to be used in the test, provided with glass observation ports of sufficient size to permit clear observation of the action occurring within the trap during test, and such observation ports shall be so located that the amount of water seal remaining after each test can be readily observed.

(d) An affidavit that the three traps submitted are regular stock traps.

(e) A list of all cities, towns or municipalities where such trap has been officially approved for use without back venting.

The testing apparatus shall be located within the City of New York, and in a place, building or structure to meet the approval of the testing authorities. Such apparatus shall be so located that every part is easily accessible for inspection.

### *Apparatus.*

The apparatus shall consist of the following:

A tank of not less than fifty nor more than one hundred and fifty gallons capacity, with adequate water supply for refilling the same during the test.

A vertical wrought iron or steel pipe line fifty feet long, connected to the underside of the tank, and of the same internal diameter as the trap to be tested.

A quick-opening valve, located ten feet below the underside of the tank.

A TY fitting located two feet below the quick-opening valve, with horizontal branch pipe connected thereto, of the same diameter as the vertical line, this branch line not to exceed two feet in length, with a pitch towards the vertical line of two inches to the foot, and the trap to be tested shall be connected to this horizontal branch pipe.

A wash basin, or fixture answering the same purpose, which can be conveniently connected or disconnected from the inlet side of the trap.

The test shall be conducted as follows:

### *For Anti-Siphon Qualities.*

For the purpose of determining the efficiency of the trap, the tank shall be completely filled, a water seal established in the trap; and:—

The quick-opening valve shall be opened for five seconds, then closed for five seconds, and this alternating process repeated five times.

The quick-opening valve shall be opened and the entire contents of the tank discharged at one time.

The wash basin shall be connected to the trap, filled with

water, and both wash basin and tank discharged simultaneously. The quick-opening valve shall be kept open until the entire contents of the tank has been discharged.

The trap shall be disconnected and a bridge of solid soap formed across the lower half of the discharge end of the trap, so as to effectually block one-half of the clear water-way, and the foregoing tests repeated.

Each operation shall be repeated several times, if desired by the testing authorities.

### *For Self-Cleansing Qualities.*

For the purpose of determining its self-cleansing qualities, the trap shall be filled with sand and the wash basin filled with water and allowed to discharge. A similar operation shall be repeated with tea leaves, coffee grounds, sawdust and grated soap.

### *For Service Qualities.*

The service qualities of the trap may be tested as follows:

A trap which has been in actual constant use for a period of not less than one year shall be removed under the supervision of a representative of the testing authorities, split into two halves, and submitted for inspection, for the purpose of determining whether sediment or coating of grease or other foreign matter has accumulated in the trap during service conditions.

### *Approval.*

An approval shall not be issued for any anti-siphon trap which has been subjected to the foregoing tests unless the trap has:

1. Maintained its water seal throughout the test.

2. Been successfully scoured of any foreign substance placed in the trap, when water has been discharged through same.

3. Upon inspection, after service, shown no excessive accumulation of grease or other foreign substance.

### *Deep Seal Siphon-Jet Fixtures, or Anti-Siphon Fixtures.*

*Instructions:* Applicants for approval of deep seal siphon-jet or anti-siphon fixtures shall submit the following with their application:—

(a) A stock fixture of the size and design to be tested.

(b) A similar fixture, cut in half.

(c) A similar fixture, to be used in the test, provided with glass observation ports of sufficient size to permit clear observation of the action occurring within the fixture during test, and such observation ports shall be so located that the amount of water seal remaining after each test can be readily observed.

(d) An affidavit that the three fixtures submitted are regular stock fixtures.

### *Apparatus.*

The apparatus shall be similar to that required for anti-siphon traps, except that vertical and horizontal pipes shall have an internal diameter of three inches for testing slop sinks and four inches for testing water closets; tank shall have a capacity of not less than one hundred gallons and the fixture shall be provided with its usual water supply so that same may be flushed when required.

### *Test.*

For the purpose of determining the efficiency of the fixture to maintain a water seal, it shall be tested in a manner similar to that prescribed for anti-siphon traps, except that no soap bridge need be provided at the outlet.

HENRY L. CONNELL, *Temporary Chairman.*

WILLIAM J. O'GORMAN, *Secretary.*



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to October 21, 1931.....    | 516  |
| Restored to calendar.....                  | 89   |
| <b>MISCELLANEOUS APPLICATIONS.</b>         |      |
| Requests to reopen.....                    | 267  |
| Requests to amend.....                     | 13   |
| Requests for modification.....             | 87   |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 48   |
| Requests for extension of permit.....      | 5    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 12   |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 2    |
| Total .....                                | 1461 |
| Disposed of.....                           | 1085 |
| Cases pending October 21, 1931.....        | 376  |

## DISPOSITION OF CASES.

|                                                     |      |
|-----------------------------------------------------|------|
| Withdrawn .....                                     | 89   |
| Dismissed .....                                     | 33   |
| Denied .....                                        | 125  |
| Granted .....                                       | 5    |
| Granted on condition.....                           | 311  |
| Appliances approved.....                            | 49   |
| Appliances dismissed, disapproved or withdrawn..... | 27   |
| Rules approved.....                                 | 6    |
| Rules disapproved, rescinded or withdrawn.....      | 1    |
| <b>MISCELLANEOUS ACTIONS.</b>                       |      |
| Requests to reopen granted.....                     | 215  |
| Requests to reopen denied.....                      | 48   |
| Requests to amend granted.....                      | 13   |
| Requests to amend denied.....                       | 0    |
| Requests for modification granted.....              | 65   |
| Requests for modification denied.....               | 22   |
| Requests to rescind granted.....                    | 4    |
| Requests to rescind denied.....                     | 0    |
| Requests for extension of time granted.....         | 47   |
| Requests for extension of time denied.....          | 1    |
| Requests for extension of permit granted.....       | 4    |
| Requests for extension of permit denied..           | 1    |
| Requests to install granted.....                    | 0    |
| Requests to install denied.....                     | 1    |
| Plans approved.....                                 | 12   |
| Plans disapproved.....                              | 0    |
| Administrative requests granted.....                | 0    |
| Administrative requests denied or withdrawn.....    | 0    |
| Interpretations .....                               | 2    |
| Requests withdrawn or dismissed.....                | 4    |
| Total .....                                         | 1085 |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First.* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second.* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third.* That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth.* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth.* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth.* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

**BOARD OF STANDARDS AND APPEALS**  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1931.



352.05  
NEW

*Mun. Ref.*  
**BULLETIN**  
OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1910, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

NOVEMBER 3, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 44

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL  
Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE  
ASSISTANT CHIEF JOHN J. McELLIOTT  
WILLIAM J. O'GORMAN, Secretary  
EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, October 22, 1931,  
10 A. M.

Minutes of Special Meeting, October 22, 1931,  
2 P. M.

Minutes of Regular Meeting, October 27, 1931,  
10 A. M.

Minutes of Regular Meeting, October 27, 1931,  
2 P. M.

Notice of Public Hearing on Proposed Amendment  
to Plumbing Rules.

Notice of Public Hearing on Proposed Amendments  
to "Standpipe"—"Fireline" Rules.

Reserve Calendar.

Concrete Rules.

Progress Report.

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, *Wednesday, November 4, 1931*, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on *Tuesday, November 10, 1931*, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, Temporary Chairman



# CALENDAR

## DOCKET.

*New Cases Filed up to October 28, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                                                     |
|-----------------|--------------------|-----------------------------------------------------------------------------------------------|
| 525-31-S.....   | B.B.M....          | 1204-1210 Broadway, Man.,<br>L. D. 73263                                                      |
| 524-31-BZ.....  | B.B.Bx...          | 2332-2340 Grand concourse, Bx.,<br>N. B. 864-31                                               |
| 523-31-BZ.....  | B.B.B....          | 1726-38 Gravesend ave., Bklyn.,<br>Applic. 10748-31                                           |
| 522-31-BZ.....  | B.B.B....          | 4902-4912 Avenue G, Bklyn.,<br>Applic. 10347-31                                               |
| 521-31-BZ.....  | B.B.Bx...          | South side of Eastern blvd.<br>from Bolton ave. to White<br>Plains ave., Bx.,<br>N. B. 677-31 |
| 520-31-SA.....  | F.D.....           | Gilbert & Barker Junior Flex-<br>ible Flame Domestic Oil<br>Burner, Appliance                 |
| 519-31-S.....   | H.D.....           | 252-254 Dumont ave., Bklyn.,<br>Decision                                                      |
| 518-31-S...     | F.D. & B.B.M...    | 53 W. 56th st, Man.,<br>L. D. 88893 & Decision                                                |
| 517-31-A.....   | B.B.M....          | 53 W. 56th st., Man.,<br>Decision                                                             |

## *Restored to Calendar.*

|                 |           |                                                     |
|-----------------|-----------|-----------------------------------------------------|
| 1126-27-BZ..... | B.B.Bx... | 1781 Hilder ave., Bx.,<br>S. A. 1344-27             |
| 335-28-BZ.....  | B.B.B.... | 516-522 Sheepshead Bay rd.,<br>Bklyn., App. 4476-28 |
| 624-30-SA.....  | F.D.....  | Sunway Oil Burner,<br>Appliance                     |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**WEDNESDAY, NOVEMBER 4, 1931, AT 2 P. M.**

### *Building Zone Cases.*

|            |                                                                                                           |
|------------|-----------------------------------------------------------------------------------------------------------|
| 290-31-BZ. | APPLICANT—South Ozone Park Lumber & Supply Co.,<br>owner.                                                 |
|            | PREMISES—Northeast corner of Rockaway boulevard and<br>128th street, South Ozone Park, Borough of Queens. |
|            | APPLICATION, under section 21 of the building zone<br>resolution,                                         |
|            | TO PERMIT in a business district the erection and main-<br>tenance of a gasoline service station.         |
| 367-31-BZ. | APPLICANT—Harry Urquhart, for Alexander Mintz,<br>owner.                                                  |
|            | PREMISES—Northeast corner of 117th street and 101st<br>avenue, Richmond Hill, Borough of Queens.          |
|            | APPLICATION, under section 21 of the building zone<br>resolution,                                         |
|            | TO PERMIT in a business use district the erection and<br>maintenance of a gasoline service station.       |

1230-23-BZ.

APPLICANT—John T. Watson, present owner.  
PREMISES—160-01 46th avenue, Flushing, Borough of  
Queens.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT in a residence district the installation and  
maintenance of a gasoline selling station (previously  
granted for a temporary permit; reopened April 14,  
1931).

629-29-BZ.

APPLICANT—Edward W. Murphy, substituted for Henry  
C. Brucker, for Queens County Motor Car Co.,  
Inc., owner.  
PREMISES—137-40 Queens boulevard and 137-28 Barret  
street, southeast corner, Briarwood, Borough of  
Queens.  
APPLICATION, under sections 7g and 21 of the building  
zone resolution,  
TO PERMIT, partly in a business district and partly in a  
residence district, the erection and maintenance of  
a warehouse for the storage of more than five (5)  
motor vehicles, also the installation of a motor  
vehicle repair shop, a gasoline storage system and  
a salesroom (previously granted on certain conditions  
and wherein the time to obtain permits and to com-  
plete work has expired; reopened October 8, 1931).

303-30-BZ.

APPLICANT—Homack Construction Corp., owner.  
PREMISES—117-01 Farmers boulevard and 189-14 Foch  
boulevard (Central avenue), southeast corner, St.  
Albans, Borough of Queens.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT in a business district the erection and main-  
tenance of a gasoline service station (previously  
withdrawn; reopened October 8, 1931).

571-30-BZ.

APPLICANT—Joseph Loucrgan, for Frank C. Colyer,  
lessee.  
PREMISES—761-765 St. Mark's avenue and 123-147 New  
York avenue, northeast corner, Brooklyn.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT in a residence district the alteration and  
change of occupancy of the basement story of an  
existing apartment house from dwelling to business  
use (restaurant); (previously denied; reopened  
October 14, 1931).

328-31-BZ.

APPLICANT—Henry J. Nurick, for Albert Buschner,  
owner.  
PREMISES—1245-1255 Nostrand avenue, east side, 42 ft.  
6 in. north of Parkside avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT in a business district the conversion of the  
occupancy of an existing building to a motor vehicle  
repair shop.

336-31-BZ.

APPLICANT—Manuel M. Voit, for Long Island Storage  
Warehouses, Inc., owner.  
PREMISES—288-296 Coney Island avenue and 1-9 Ocean  
parkway, southwest corner, Brooklyn.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT, partly in a residence district and partly in a  
business district, extending from an unrestricted  
district, the erection and maintenance of an ice  
skating rink and two stores,



# CALENDAR

12-31-BZ.

APPLICANT—Eugene De Rosa, for Iris Holding Corp., owner.

REMISES—137-139 West 72nd street and 138 West 73rd street, Manhattan.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district the construction and maintenance of a rear exit passageway from a proposed motion picture theatre to be erected within a business district.

NOVEMBER 4, 1931, 10 A. M.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, November 4, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

AL. NO. 318-31-BZ—Application, June 24, 1931, under sections 7a, 7e and 21 of the building zone resolution, of Edward Grauer, applicant, on behalf of Metropolitan Tobacco Co., owner, to permit in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five (5) motor vehicles; premises 649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

AL. NO. 322-31-BZ—Application, June 25, 1931, under sections 7g and 21 of the building zone resolution, of Bernard Arons, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station; premises 6114-6124 17th avenue, northwest corner of 62nd street, Brooklyn.

AL. NO. 335-31-BZ—Application, July 1, 1931, under sections 7a, 7c and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of 1743 West Farms Road Realty Corp., owner, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

AL. NO. 342-31-BZ—Application, July 7, 1931, under section 21 of the building zone resolution, of Martin J. Ort, applicant, on behalf of Robert Jacobson, owner, to permit in a residence district the erection and maintenance of a business building; premises 25 Featherbed lane, northwest corner of Davidson avenue, The Bronx.

AL. NO. 329-29-BZ—Application, May 15, 1929; denied July 23, 1929; reopened July 7, 1931, under sections 7g and 21 of the building zone resolution, of Hugo E. Magnuson, applicant, on behalf of Frederick Prisco, owner, to permit in a business district the change of occupancy of the building used for automobile showrooms to a garage for the storage of more than

five (5) motor vehicles; premises 2849-2855 Fulton street, north side, 24 ft. west of Barbey street, Brooklyn.

CAL. NO. 135-31-BZ—Application, March 23, 1931; denied June 30, 1931; reopened September 15, 1931, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Philip J. Rentz, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 239-241 Palmetto street, north side, 200 ft. east of Wilson avenue, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

NOVEMBER 4, 1931, 2 P. M.

## *Appeals from Administrative Orders.*

227-31-A—47-05 5th street, Long Island City, Borough of Queens.

295-31-A—601-635 Van Sinderen avenue, Brooklyn.

291-31-A—491 Broadway and 446 Broome street, Manhattan.

325-31-A—826-828 Broadway and 57-61 East 12th street, northeast corner, Manhattan.

## *Petitions for Variations.*

355-31-S—212-224 East 23rd street, Manhattan.

343-31-S—45-51 Rose street and 17-27 Vandewater street, Manhattan.

## *Appliances Submitted for Approval.*

198-31-SA—Silent Champion Oil Burner, Model D, approval of.

396-31-SA—Schwarze Single Stroke Bells for Fire Alarm Duty, No. 37-A and No. 37-D, approval of.

444-31-SA—Goodrich Oil Burner, Models G-0, G-1, G-2 and G-3, approval of.

470-31-SA—Todd Spiro Burner, approval of.

513-31-SA—Autopulse Electric Oil Pump, Model 600, approval of.

520-31-SA—Gilbert & Barker Junior Flexible Flame Domestic Oil Burner, approval of.

## CALL OF CLERK'S CALENDAR

TUESDAY, NOVEMBER 10, 1931, AT 2 P. M.

## *Building Zone Cases.*

294-31-BZ.

APPLICANT—Hyman & Segall, for Benjamin T. Cooke, owner.

PREMISES—26-42 Crystal street, west side, 100 ft. north of Liberty avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

382-31-BZ.

APPLICANT—Joseph D. Nunan, Jr., for Dora Intner, owner.

PREMISES—109-04 Northern boulevard, southeast corner of 109th street, Corona, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station



# CALENDAR

389-31-BZ.

APPLICANT—Herbert Benon, for George White, owner.  
PREMISES—6513-6521 Fifth avenue, northeast corner of 66th street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the change of occupancy of portion of an existing building to a motor vehicle repair shop.

177-31-BZ.

APPLICANT—Ruth Bond & Mortgage Co., Inc., owner.  
PREMISES—2917-2929 Kings highway and 2198-2800 Nosstrand avenue, northwest corner, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station, also an automobile laundry and greasing pits (previously dismissed for lack of prosecution; reopened and restored to Calendar October 20, 1931).

393-31-BZ.

APPLICANT—David C. Broderick, for Maria Ranallo Di Tullio, owner.  
PREMISES—3215 East Tremont avenue, The Bronx.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a monumental stone works.

## NOVEMBER 10, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 10, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 257-31-BZ—Application, May 25, 1931, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Anna Ellenberg, owner, to permit in a residence district the alteration and change in part of basement from residence use to a business use; premises 1645 Grand concourse, northwest corner of Mount Eden avenue, The Bronx.

CAL. NO. 371-31-BZ—Application, July 27, 1931, under section 21 of the building zone resolution, of Abner Goldstone, applicant, on behalf of Annie V. Long, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 824-826 Castleton avenue, south side, 29.79 ft. east of Pelton avenue, West New Brighton, Borough of Richmond.

CAL. NO. 377-31-BZ—Application, July 28, 1931, under sections 7b and 21 of the building zone resolution, of Slee & Bryson, applicants, on behalf of Substantial Homes Co., Inc., general lessee, to permit in a residence district, extending from a business district, the alteration and change of occupancy from residence use to a business use; premises 2-14 Lenox road, southeast corner of Flatbush avenue, Brooklyn.

CAL. NO. 364-31-BZ—Application, July 21, 1931, under section 21 of the building zone resolution of Emil Guterman, applicant, on behalf of James Carter, owner, to permit in a business district the erection and maintenance of a gasoline service station premises 139-15 South Conduit boulevard (Sunrise highway), south side, 74 ft. east of 245th street (Prospect place) Rosedale, Borough of Queens.

CAL. NO. 386-31-BZ—Application, July 31, 1931, under sections 7a and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Kings County Development Co., owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop upon the premises now occupied by a gasoline service station; premises 4913-4923 Avenue D, northwest corner of Utica avenue, Brooklyn.

CAL. NO. 387-31-BZ—Application, July 31, 1931, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Unity Petroleum Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 212-01 Northern boulevard, northeast corner of 212th street, Bayside, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## NOVEMBER 10, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

276-31-A—29 Scammel street, Manhattan.  
314-31-A—29-06 Review avenue, southwest corner of 29th street, Long Island City, Borough of Queens.  
380-31-A—1236-1286 Atlantic avenue, Brooklyn.  
381-31-A—416-422 Broome street and 194-202 Lafayette street, northwest corner, Manhattan.  
391-31-A—461 West 125th street and 436-456 West 126th street, Manhattan.  
397-31-A—34-36 West 32nd street, Manhattan.  
400-31-A—2-8 Duane street and 236-240 William street, southeast corner, Manhattan.

### *Petitions for Variations.*

330-31-S—509-519 Eighth avenue and 302-304 West 36th street, southwest corner, Manhattan.  
390-31-S—12 Dutch street, Manhattan.  
399-31-S—158 Monroe street, Manhattan.

## NOVEMBER 12, 1931, 10 A. M.

### SPECIAL MEETING.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, November 12, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to



# CALENDAR

permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

AL. NO. 273-31-BZ—Application, May 29, 1931, under section 7e of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Rita Shue, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 154-156 East 84th street, Manhattan.

AL. NO. 29-31-BZ—Application, January 19, 1931; withdrawn April 21, 1931; reopened May 5, 1931; denied June 16, 1931; reopened July 21, 1931, under sections 7c and 21 of the building zone resolution, of J. Nelson Cooper, applicant, on behalf of Lincoln Warehouse Corp., owner, to permit in a residence district the erection and maintenance of an extension to an existing business building; premises 1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

AL. NO. 280-31-BZ—Application, June 4, 1931, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Jasper Mülle, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street, Howard Beach, Borough of Queens.

AL. NO. 282-31-BZ—Application, June 5, 1931, under section 21 of the building zone resolution, of James H. Galloway, applicant, on behalf of Josephine Lenihan, owner, to permit in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse; premises 102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

AL. NO. 301-31-BZ—Application, June 15, 1931, under sections 7g and 21 of the building zone resolution, of William Shary, applicant, on behalf of Harold S. Burnham, owner, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles; premises 1238-1254 Gravesend avenue, west side, 180 ft. south of Avenue J, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

**NOVEMBER 12, 1931, 2 P. M.**

**SPECIAL MEETING.**

*Appeals from Administrative Orders.*

239-31-A—105 West 42nd street, Manhattan.  
259-31-A—876-880 Edgewater road, The Bronx.  
319-31-A—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.

347-31-A—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.

362-31-A—552-554 Seventh avenue, Manhattan.

363-31-A—111-117 49th street, Brooklyn.

368-31-A—130 Madison avenue, Manhattan.

299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

*Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

106-31-S—145-17 Jamaica avenue, Jamaica, Borough of Queens.

945-17-S—528-542 Park avenue, Brooklyn.

359-31-S—950-956 University avenue, The Bronx.

737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

**NOVEMBER 12, 1931, 4 P. M.**

**SPECIAL MEETING.**

*Rules.*

693-20-SR—Proposed Amendment to Plumbing Rules.

281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

**CALL OF CLERK'S CALENDAR**

**TUESDAY, NOVEMBER 17, 1931, AT 2 P. M.**

*Building Zone Cases.*

351-30-BZ.

APPLICANT—William A. Lacerenza, for James Aquavella, owner.

PREMISES—205 Rockaway avenue, southeast corner of Pacific street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the alteration and conversion of a portion of a garage (previously granted by the board) into a gasoline selling station (reopened September 29, 1931).

292-31-BZ.

APPLICANT—Herman King, owner.

PREMISES—214-218 Vanderbilt avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district the alteration and change of occupancy of a building occupied as a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

333-31-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., for Firestone Tire & Rubber Co., owner.

PREMISES—Northwest corner of Northern boulevard and 155th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

405-31-BZ.

APPLICANT—Henry J. Nurick, for George Mazirow, owner.

PREMISES—2130 Atlantic avenue and 275 Saratoga avenue, southeast corner, Brooklyn.

APPLICATION, under sections 6, 7a and 21 of the building zone resolution,

TO PERMIT in a business use district the extension of an existing gasoline service station.



# CALENDAR

NOVEMBER 17, 1931, 10 A. M.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 17, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 185-31-BZ—Application, April 28, 1931, under section 7a of the building zone resolution, of Henry J. Nurick, applicant, on behalf of David Stern, owner, to permit in a residence district the erection and maintenance of an extension to an existing business building (bakery); premises 1157-1159 Madison street, north side, 100 ft. east of Central avenue, Brooklyn.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 289-31-BZ—Application, June 8, 1931, under section 21 of the building zone resolution, of John E. Roeser, applicant and owner, to permit in a business district the conversion of occupancy from stores to a motor vehicle repair shop on the first story; premises 1697-1705 Jerome avenue, northwest corner of Clifford place, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*

NOVEMBER 17, 1931, 2 P. M.

## *Appeals from Administrative Orders.*

376-31-A—148-150 West 24th street, Manhattan.  
388-31-A—536-538 Broadway, Manhattan.  
394-31-A—335-341 West 16th street, Manhattan.  
398-31-A—115-117 Water street and 91 Wall street, southeast corner, Manhattan.

## *Petitions for Variations.*

375-31-S—65-69 Nassau street, southwest corner of John street, Manhattan.  
385-31-S—2248 Broadway, southeast corner of West 81st street, Manhattan.

SPECIAL MEETING.

NOVEMBER 19, 1931, 10 A. M.

## *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, November 19, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 264-31-BZ—Application, May 27, 1931, under section 21 of the building zone resolution, of Cairn Operating Corp., applicant and owner, to permit in a residence district the erection and maintenance of a business building (store); premises 93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

CAL. NO. 962-28-BZ—Application, December 17, 1928; withdrawn October 8, 1929; reopened June 30, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for Weidmann & Doyle, on behalf of James Raffaele and Joseph A. Raffaele, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

NOVEMBER 19, 1931, 2 P. M.

SPECIAL MEETING.

## *Appeals from Administrative Orders.*

241-31-A—119 West 33rd street, Manhattan.  
230-31-A—117 West 33rd street, Manhattan.

## *Petition for Variation.*

201-31-S—1215-1225 Broadway, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

THURSDAY MORNING, OCTOBER 22, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.

### BUILDING ZONE CASES.

196-27-BZ.

APPLICANT—Frank G. Colgan, substituted for Martin Wechsler, for Jane Grillo, owner.

SUBJECT—Application (re decision of the superintendent

of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles (previously withdrawn).

PREMISES AFFECTED—1482-1484 Coney Island avenue, Brooklyn.

### APPEARANCES—

For Applicant: Frank G. Colgan.

For Opposition: Aaron William Levy.



# MINUTES

**ACTION OF BOARD**—Laid over to November 19, 1931, at 10 a. m., for inspection and report by a committee of board.

962-28-BZ.

**APPLICANT**—Lama & Proskauer, substituted for Weidmann & Doyle, for James Raffaele and Joseph A. Raffaele, owners.

**SUBJECT**—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

**PREMISES AFFECTED**—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

**APPEARANCES**—

For Applicant: Raymond A. Tierney, Edward C. Panitz and Philip Raffaele.

For Opposition: George E. Selesky, Frances Selesky, Retta Wright and B. A. Schaeffer.

**ACTION OF BOARD**—Laid over to November 19, 1931, at 10 a. m., for inspection and report by a committee of board.

264-31-BZ.

**APPLICANT**—Cairn Operating Corp., owner.

**SUBJECT**—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building (store).

**PREMISES AFFECTED**—93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

**APPEARANCES**—

For Applicant: C. C. Miller.

**ACTION OF BOARD**—Report of committee adopted; laid over to November 19, 1931, at 10 a. m., for applicant to obtain consents.

**THE VOTE TO ADOPT REPORT OF COMMITTEE**—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

1126-27-BZ.

**APPLICANT**—Pauline Brickman, owner.

**SUBJECT**—Application for reopening—extension of time to obtain permits and to complete work—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—1781 Hilder avenue, The Bronx.

**APPEARANCES**—

For Applicant: Louis A. Schoffel.

**ACTION OF BOARD**—Application reopened and to be set for Calendar Call when papers have been completed.

**THE VOTE TO REOPEN TO BE SET FOR CALENDAR CALL**—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

147-31-BZ.

**APPLICANT**—Tony Andruk, owner.

**SUBJECT**—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied as a store and dwelling.

**PREMISES AFFECTED**—80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

**APPEARANCES**—

For Applicant: J. J. McColloch.

**ACTION OF BOARD**—Report of committee adopted; application denied.

**THE VOTE TO ADOPT REPORT OF COMMITTEE**—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

**THE VOTE TO GRANT**—

|                                                                                                      |   |
|------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                    | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Absent .....                                                                                         | 0 |

**THE RESOLUTION**—

(147-31-BZ)

WHEREAS, Tony Andruk, owner, filed, March 28, 1931, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied as a store and dwelling; premises 80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at a special meeting, October 22, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 81st street is in a residence district; 25th avenue, east of a point 100 ft. west of 80th street, is in a residence district, and 25th avenue, west of a point 100 ft. west of 80th street, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 25, 1931 (re Plan No. N. B. 110-31), reads:

"The erection of a building in a residence district to be occupied as a store and dwelling is contrary to the Zone Law, Art. 2, Sect. 3, Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 24 ft. on 25th avenue and 70 ft. on 81st street; to be occupied as a store and dwelling; and

WHEREAS, this application was made the subject of a report by a committee of inspection of the board, which report was read at this hearing and which is incorporated herein and wherein the committee on inspection recommended the denial of the application under section 21 of the building zone resolution, the report reading:

"Cal. No. 147-31-BZ.

"Premises 80-16 25th avenue, southwest corner of 81st street, North Jackson Heights, Borough of Queens.

**REPORT OF COMMITTEE OF INSPECTION.**

"On October 21, 1931, a committee of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21—hardship—to permit in a residence district a building to be used for business purposes.

"The property in question is now vacant and unimproved and it is proposed to erect a one-story building with store use on the front portion and dwelling in the rear.

"On 25th avenue, between 80th street and 82nd street, the properties are all developed with the exception of two, one of which is the property under appeal. This development consists of detached private dwellings of rather modern and substantial construction and all occupied.

"Immediately adjacent to the property under appeal is a two-story building occupied as a two-family dwelling, the owner of which, living on the first story, is the owner of the property under appeal in this application.

"81st street north of 25th avenue is likewise developed with substantial private, modern, detached dwellings.

"Between 80th street and 82nd street and northward on 81st street there are, as yet, no non-conforming uses



# MINUTES

except one store located on 25th avenue opposite the premises under appeal. These premises evidently were used for this purpose prior to the enactment of the zoning resolution.

"There have been filed in this appeal nine objections and ten consents, all of the objectors but two being located on 25th avenue between 80th street and 82nd street.

"Due to the surrounding conforming development and the general tendency to conforming development in the immediate neighborhood, the committee is of the opinion that this application is not substantiated under section 21—hardship—and recommends denial of the appeal.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman,  
"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

695-29-BZ.

APPLICANT—Christopher McGrath, for Hilvid Realty Corp., owner.

SUBJECT—Application for reopening—extension of time to obtain permits and to complete work—re Application (decision of the superintendent of buildings), under section 7f of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Wilkinson avenue and Westchester avenue, The Bronx.

APPEARANCES—

For Applicant: B. R. Fliegel.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION—

(695-29-BZ)

WHEREAS, Christopher McGrath, for Hilvid Realty Corp., owner, filed, December 3, 1929, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied under section 21); premises southwest corner of Wilkinson avenue and Westchester avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 7, 1930, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Westchester avenue is in a business district; Wilkinson avenue is in a business district; Hobart avenue is in a residence district; East 194th street is in a residence district, and Sands place is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 11, 1929 (re App. N. B. 2283-28), reads:

"1. Erection of gasoline service station inside business district contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 107.57 ft. on Westchester avenue, 11.31 ft. on Wilkinson avenue and a distance of 137.97 ft. along the northwesterly lot line, upon which it is proposed to erect a one-story office and accessory store, 41 ft. by 18 ft.,

irregular, in area, grease racks and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that the basis of appeal under section 7f were substantiated; therefore, the applicant is entitled to relief under section 21 for a temporary period of two years; and

WHEREAS, this application was granted by the board at its meeting, October 7, 1930, on certain conditions, and applicant requested an extension of the time limit imposed.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for a temporary period of two years, *on condition* that a concrete curbing not less than 12 in. in height shall be erected along the Westchester avenue and Wilkinson avenue building lines, with two openings in curbing on Westchester avenue not more than 12 ft. wide, with curb cuts directly in front of the opening not more than 12 ft. wide; that all gasoline pumps shall be located 10 ft. back of the building line; that any office installed on the premises shall be constructed of masonry with Spanish tile or variegated slate roofing; that the office shall be irregular in shape, approximately 34 ft. on one leg and 41 ft. on the opposite leg; that there shall be erected on the north and south property lines a lattice fence not less than 8 ft. in height; that all advertising signs shall be confined to the illuminated globes of the pumps; that there shall be no sale of gas or oil outside of the building line; that any grease racks installed on the premises shall be housed in masonry construction of practically the same design as the office and showroom with arched openings in the front for the entrance and exit of cars; that all permits required shall be obtained within six months from October 7, 1930, and any work involved completed within six months from October 7, 1931.

214-29-BZ.

APPLICANT—Joseph M. Lonergan, for George C. Zeiner, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under sections 7a and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—112-118 Crown street, south side, 120 ft. west of Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION—

(214-29-BZ)

WHEREAS, Joseph M. Lonergan, for George C. Zeiner, owner, filed, April 1, 1929, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 112-118 Crown street, south side, 120 ft. west of Bedford avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 16, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bedford avenue is in a business district; Crown street is in a business district, and Montgomery street is in a business district; and



# MINUTES

WHEREAS, the decision of the superintendent of buildings, rendered March 25, 1929 (re App. No. 4314-1929), reads:

"Proposed garage for more than five cars to be located in a business use district is contrary to Art. II, Sec. 4-a of Zone Resolution.";

and  
WHEREAS, the proposed building is to be of non-fireproof construction, one story and basement in height, with a frontage of 100 ft. and a depth of 131 ft.; to be occupied as a public garage; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7e of the building zone resolution and, also, under section 21, on the ground of practical difficulty and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, July 16, 1929, on certain conditions, and applicant requested a modification of the time limit imposed, all permits having been obtained, and requested a modification as to height of building, and now requests a further modification as to motor vehicle repairs.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be constructed fireproof throughout its entire height and shall not exceed in height one story above grade; that the front elevation shall be of attractive architectural design, finished with light-colored face brick; that the front parapet wall shall be not less than 5 ft. above the level of the roof at front of building; that the skylights installed shall be glazed with plain glass, protected with wire guards above and below; that there shall be no advertising display on the front of building, other than one electric projecting sign, indicating the name and title of the business conducted on the premises and a sign as stated below; that no portable gasoline tanks shall be operated or maintained; that any ascending ramp installed shall be set back not less than 10 ft. from the building line at first story level; that a motor vehicle repair shop may be conducted in addition to the garage now on the premises, *on condition* that no open forges or anvils shall be used in the conduct of the business; that all machinery shall be limited to one-half horsepower electrically-driven machinery; that no open flames of any nature or description shall be permitted; that in addition to the sign permitted for the garage in this resolution, a sign, approximately 2 ft. by 3 ft., indicating motor vehicle repair work, shall be permitted on the outside of the building; that any work involved shall be completed within six months from the date of this action.

229-31-BZ.

APPLICANT—Matthew W. Del Gaudio, for Enavon Realty Corp. and Navone Bros., Inc., owners.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Manhattan.

APPEARANCES—

For Applicant: Matthew W. Del Gaudio.

For Opposition: David D. Factor and Arthur Blank.

ACTION OF BOARD—Application granted on condition

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(229-31-BZ)

WHEREAS, Matthew W. Del Gaudio, for Enavon Realty Corp. and Navone Bros., Inc., owners, filed, May 15, 1931, an application, under the building zone resolution, to permit the extension, from an unrestricted district into a business

district, of a proposed garage for the storage of more than five motor vehicles; premises 18-20 Morton street, southeast corner of Seventh avenue, and 17-19 Leroy street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 22, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Seventh avenue is in an unrestricted district; Leroy street, east of Seventh avenue, is in a business district, and Morton street, east of Seventh avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 9, 1931 (re N. B. App. No. 85-1931), reads:

"1. The use of building for garage for more than 5 cars is unlawful as the building is located partly within a business use district; Section 4A, subdivision 15 of the Building Zone Resolution.

"2. Garage in Leroy Street is unlawful if there is an exit to Leroy Street from the school now located on Bleecker Street between Carmine and Leroy Streets.";

and

WHEREAS, the proposed building is to be of fireproof construction, five stories in height, with a frontage of 50 ft. and a depth of 180 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the premises under appeal lie partly within a business use district and partly within an unrestricted district and are at the present time occupied partly by a stable under permit from the Board of Health, such stable having been in existence since 1913, and the balance of the property being occupied by a garage for more than five motor vehicles, temporary permit for which is now in force; and

WHEREAS, applicant has substantiated his appeal under section 7e of the building zone resolution by producing documentary evidence as required by this section; and

WHEREAS, it is proposed to have no vehicular entrance to the garage on Leroy street, the first story of the Leroy street frontage to be occupied by stores; and

WHEREAS, the board deems that applicant is entitled to relief under sections 7c and 21 of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for the erection of a five-story building in substantial accordance with revised plans filed at this hearing, *on condition* that the building extending from Leroy street to Morton street shall be made fireproof throughout; gable walls to be unpierced throughout their entire height and length; that on the Leroy street frontage there shall be constructed stores on the first story for a depth of not less than 30 ft., separated from garage portion by unpierced walls; there shall be a fireproof enclosed stairway leading direct to Leroy street and a fireproof enclosed stairway leading direct to Morton street, stairway door opening on Leroy street to be not more than 3 ft. 8 in. in width; all vehicular entrances and exits to the garage shall be through the Morton street frontage; the front elevation on Leroy street shall be of face brick with architectural terra cotta or stone trim; there shall be no gasoline sold or stored on the Leroy street frontage nor portable gas tanks operated on Leroy street front; that the building shall be equipped with a standpipe system in accordance with the standpipe rules of the board of standards and appeals; there shall be no advertising signs displayed on the Leroy street frontage indicating the occupancy of the building as a garage; all ramps on the Morton street frontage shall set back not less than 10 ft. from the building line; that a return of the drawings shall be made to this board for approval before submission to the superintendent of buildings; all permits required shall be obtained within six months and all work completed within eighteen months from the date of this action.

Adjourned 1.00 p. m.

WILLIAM J. O'GORMAN, Secretary.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

THURSDAY AFTERNOON, OCTOBER 22, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.

### APPEALS FROM ADMINISTRATIVE ORDERS.

241-31-A.

APPELLANT—Peter C. Spence, Chief, Bureau of Fire Prevention; Sulken Block Realty Co., owner.

SUBJECT—Appeal for revocation of Certificate of Occupancy No. 4426-1922 issued by the superintendent of buildings.

PREMISES AFFECTED—119 West 33rd street, Manhattan.

### APPEARANCES—

For Owner of Building: D. J. Comyns.

For Appellant: Peter Maher of fire department.

ACTION OF BOARD—Laid over to November 19, 1931, at 2 p. m., pending decision of the corporation counsel.

230-31-A.

APPELLANT—Peter C. Spence, Chief, Bureau of Fire Prevention; Sulken Block Realty Co., owner.

SUBJECT—Appeal for the revocation of Certificate of Occupancy No. 4425 issued by the superintendent of buildings under date of March 22, 1922.

PREMISES AFFECTED—117 West 33rd street, Manhattan.

### APPEARANCES—

For Owner of Building: D. J. Comyns.

For Appellant: Peter Maher of fire department.

ACTION OF BOARD—Laid over to November 19, 1931, at 2 p. m., pending decision of the corporation counsel.

312-31-A.

APPELLANT—John H. Friend, for A. W. Colc, owner, and Pelham Riding Academy, lessee.

SUBJECT—Appeal from an order and a decision of the superintendent of buildings.

PREMISES AFFECTED—South side of Roosevelt avenue, 500 ft. southwest of Pelham Shore road, The Bronx.

### APPEARANCES—

For Appellant: Harold Leddy, Arthur W. Cole, Frank T. Craven and August Knoblach, Jr.

For Opposition: Mrs. William Randall, Murray B. Parks and Corey Comstock.

For Administration: Inspector Leo D. McCormick of bureau of buildings.

ACTION OF BOARD—Laid over for further consideration, special order of business, Tuesday, October 27, 1931, at 2 p. m., all parties having been notified by mail.

182-31-A.

APPELLANT—Frederick Haberman Trust, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—667 Madison avenue, southeast corner of East 61st street, Manhattan.

### APPEARANCES—

For Appellant: George Rose.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

### THE RESOLUTION—

(182-31-A)

WHEREAS, Frederick Haberman Trust, owner, filed, April 27, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 667 Madison avenue, southeast corner of East 61st street, Borough of Manhattan; and

WHEREAS, the order and decision of the fire commissioner, dated April 25, 1931 (re Order No. 45869-LC), reads:

"Replying to the request of April 22nd, 1931, Order No. 45869-LC issued against the above premises on October 29th, 1928, still remains to be complied with. This order reads as follows:

"1. Discontinue the use of all refrigerating machines not in accordance with Section 219, Subdivision F of Chapter 10, and remove the refrigerant chemical from the premises.";

and

WHEREAS, the building is fireproof, ten stories in height, 100.5 ft. by 99 ft. in area; OCCUPIED: 1st story, stores; upper stories, hospital; 2nd to 5th stories, 36 persons per story; 6th to 10th stories, 76 persons per story; and

WHEREAS, in the pantry rooms on each story above the fifth story there are installed refrigerating machines each containing six pounds of sulphur dioxide; and

WHEREAS, appellant contends that the rooms containing these machines are adequately vented and that the refrigerators have been in use for the last seven years; and

WHEREAS, the present machines were installed in 1924 at which time there were no restrictions against such an installation; and

WHEREAS, each machine contains not more than six pounds of sulphur dioxide.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the machines shall be enclosed in a tight-fitting box, the location of each machine to be in each pantry on each floor, a total of two in number on each floor confined to 6th to 10th floors, inclusive; that each pantry shall be enclosed in unpierced walls with the exception of one window direct to the court, one doorway opening to the corridor equipped with a self-closing fireproof, vaporproof door and three openings, one to each of the three dumbwaiters, supplying the pantries, said openings to be equipped with self-closing fireproof, vaporproof doors; that the machines shall be located directly in front of the windows mentioned in this resolution; that the machines shall be under the supervision of a licensed engineer at all times, and that the regulations shall be complied with in all other respects.

460-27-A.

APPELLANT—W. C. McTarnahan, for Petroleum Heat & Power Co., Inc., of New York, owner.

SUBJECT—Application for reopening—extension of time to complete work—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—490-518 Kingsland avenue, Brooklyn.

### APPEARANCES—

For Appellant: R. A. Davidson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and time extended to procure permits and complete work.

### THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

### THE RESOLUTION—

(460-27-A)

WHEREAS, W. C. McTarnahan, for Petroleum Heat & Power Co., Inc., of New York, owner, filed, April 28, 1927,



# MINUTES

an appeal from a decision of the fire commissioner, affecting premises 490-518 Kingsland avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered April 21, 1927 (Alt. 938-27), reads:

"No. 3. Tanks must be buried 2' 0" below grade and encased in 12" of stone concrete.";

and

WHEREAS, the premises consist of a large, irregular, angular shape plot of ground, about 120,000 sq. ft. in area, bounded on the northeast side of Newtown Creek with one-story existing buildings located remote from each other, three storage tanks of 2,000 barrels and 20,000 barrels capacities; OCCUPIED as a fuel oil storage plant; and

WHEREAS, the appellant proposes to install ten 20,000-gallon gasoline storage tanks above ground, each tank encased in concrete not less than 12 in. in thickness and located more than 100 ft. from any building; and

WHEREAS, the appellant claims that it is impracticable to bury the tanks due to the condition of the soil; and

WHEREAS, this appeal was granted by the board at its meeting, July 19, 1927, on certain conditions, and time limit extended January 17, 1928; February 14, 1928; April 9, 1929, and April 22, 1930, and appellant requests a further modification of the time limit.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the proposed storage shall be limited to ten tanks, separated into two batteries of five tanks each; that all tanks are to be separately encased in stone concrete, the concrete to extend not less than 12 in. above the top of the tank; that the ends and sides shall be raked at an angle of not less than 60 degrees, the ends and sides to be carried not less than 2 ft. above the 12-inch concrete cover and this to be filled with not less than 2 ft. of clean, firm earth fill; that the entire premises are to be equipped with an approved liquid fire extinguishing medium, the controls and pumps for same to be enclosed in a fireproof structure located remote from the oil storage, and that all permits required shall be obtained within sixty days and any work involved thereby shall be completed within six months from the date of this action—October 22, 1931.

502-30-A.

APPELLANT—Davis & Quick, Inc., owner.

SUBJECT—Application for reopening—modification—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—307-315 St. Mark's avenue, Brooklyn.

APPEARANCES—

For Appellant: Howard L. Quick.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(502-30-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Davis & Quick, Inc., owner, filed, July 16, 1930, an appeal from an order and a decision of the fire commissioner, affecting premises 307-315 St. Mark's avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 23, 1930 (Order No. 69434-F), reads:

"Install an approved standpipe system in accordance with the Rules of the Board of Standards and Appeals. Sec. 580-581, Ch. 5, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered June 27, 1930, reads:

"Re premises 305-315 St. Mark's avenue, Brooklyn.

"In reply to your letter of June 25, 1930, advising that you have been retained by the owners to appeal from the requirements of order 69434-F, and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued, therefore, your request is denied.";

and

WHEREAS, the premises consist of a group of interconnected non-fireproof buildings, one and two stories in height, having a frontage of 96 ft. 10 in. on St. Mark's avenue, 16 ft. 2½ in. on Bergen street and an approximate depth of 260 ft., a total area of approximately 27,000 sq. ft.; OCCUPIED as a wet dyeing establishment; 99 persons in entire establishment; and

WHEREAS, appellant contends that the premises are subdivided into sub-areas by brick walls with fireproof doors at openings therein; that the area of the maximum sub-area is approximately 12,000 sq. ft. on the first story; that on the second story there is a fireproof bridge connecting No. 315 St. Mark's avenue with No. 307 St. Mark's avenue, which is now protected with fireproof door on each side, and it is proposed, also, to provide fireproof doors at each end of the fireproof bridge which connects No. 315 St. Mark's avenue with the premises at the rear, which faces Bergen street, so that on this story the largest single area will also be approximately 12,000 sq. ft.; and contends, further, that the premises are equipped throughout with a two-source sprinkler system, fed from a connection to the city main in Washington avenue, and, also, a 20,000-gallon gravity tank; and

WHEREAS, this appeal was granted by the board at its meeting, November 11, 1930, on certain conditions, and owner requested a modification of these conditions as to doors to bridge, and now requests a further modification.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted on condition* that the bridge at the easterly portion of the two buildings, facing Bergen street and St. Mark's avenue, and the bridge connecting office with the main building on St. Mark's avenue, both bridges being on second story, be equipped at each end with automatic fireproof sliding doors or with one automatic fireproof swinging door and one automatic sliding door; that the building shall be equipped with a two-source wet sprinkler system; that the building be not increased in height or area, and granted only so long as conditions as to use and occupancy remain substantially unchanged.

## PETITIONS FOR VARIATIONS.

201-31-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Phillips Jones Corp., lessee.

SUBJECT—Variation of the labor law, as cited in an order of the fire commissioner and a decision of the superintendent of buildings.

PREMISES AFFECTED—1215-1225 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 19, 1931, at 2 p. m., pending decision of the corporation counsel.

332-31-S.

PETITIONER—Samuel A. Hertz, for James Rudden, owner.



# MINUTES

SUBJECT—Variation of the labor law, as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—426 East 109th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood and Samuel A. Hertz.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(332-31-S)

WHEREAS, Samuel A. Hertz, for James Rudden, owner, filed, July 1, 1931, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 426 East 109th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered June 25, 1931 (re Alt. Applic. No. 1100-1931), reads:

"4. Proposed exits do not comply with section 270, Sub. Div. 3 of Labor Law.;"

and

WHEREAS, the building, erected in 1921 as a one-story building, is non-fireproof, two stories in height, the second story having been added in 1925, is 25 ft. by 86 ft. 3 in. in area on the second story; OCCUPIED as a wet wash laundry; 1st story, laundry washing, 10 persons; 2nd story, office, ironing and packing, 7 persons; EXITS: an interior fireproof stairway at the front of the building, extending from the first story to second story, enclosed in 8-inch concrete block partitions, with fireproof doors at openings; a 29-inch-wide open iron stairway at the rear of the building, extending from the first story to the roof of the first story extension; ROOFS of adjoining buildings: to east and west, one story lower; and

WHEREAS, petitioner proposes to provide on the second story and immediately adjoining the front stairway a double-rung iron ladder leading to a scuttle in the roof and to provide a standard labor law fire escape on the front of the building, and contends that the second story and the rear stairway as now located were shown on plans approved by the bureau of buildings in 1925; that an exit was provided at that time to adjoining yard from foot of rear stairway, that owing to change of ownership of adjoining premises to the west, this exit was blocked; that there are four (4) windows from second story in westerly wall opening to roof adjoining that extension; roofs of both sides are level with extension of this building and that there are no hazards and only four (4) persons on the second story.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted on condition that an opening be provided in the rear wall of the second story, to the roof of the first story extension, said opening to be equipped with self-closing fireproof door, 44 in. in width, the sills to be at the level of the second story; that an iron balcony bridge not less than 44 in. in width shall be extended from this opening to the wall of the adjoining building to the rear, to be equipped on the underside with a flame shield; that a 45-degree, 44-inch-wide stairway shall be provided from the end of this balcony bridge and at right angles to the balcony, to the roof of the adjoining building to the south, with a platform landing at roof level of this adjoining building, and granted, only so long as the building to the south is of the height shown on these plans and the building under appeal shall be not increased in height or area and the requirements of the labor law be complied with in all other respects.

341-31-S.

PETITIONER—John Kaiser, owner.

SUBJECT—Variation of the labor law, as cited in an order of the fire commissioner.

PREMISES AFFECTED—242 Ellery street, Brooklyn.

APPEARANCES—

For Petitioner: John Kaiser, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(341-31-S)

WHEREAS, John Kaiser, owner, filed, July 3, 1931, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 242 Ellery street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 3, 1931 (re Order No. 81361-LD), reads:

"1. Arrange the fire escapes at north and south sides of building serving as a required means of egress so that each will conform to section 274 of the Labor Law. Defects noted:

"6. No safe egress from south fire escape to street.;"

and

WHEREAS, the building, erected in 1906, is non-fireproof, five stories in height, 25 ft. by 94 ft. in area; OCCUPIED: cellar, livery stable, 1 person; 1st story, wagon storage, 1 person; upper stories, tenant factories, 20 persons per story; EQUIPPED with a fire alarm signal system; EXITS: an interior wood stairway, extending from the first story to roof, enclosed in wood stud, wire lath and plaster partitions, with fireproof doors at openings; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from the top story to the second story balcony, with EGRESS from the termination of the fire escape by means of counterbalanced ladder to street; a fire escape on the rear (south side) of the building, having fireproof openings along the course thereof, extending from the top story balcony (with gooseneck ladder to roof) to the rear yard, with EGRESS from the termination of the fire escape by means of rear yard of premises to easterly rear, thence by passageway in said premises to Park avenue; ROOFS of adjoining buildings: 30 ft. lower; and

WHEREAS, petitioner requests the acceptance of the existing means of egress from the termination of the rear fire escape.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted, as to Order No. 81361-LD, Item 6, on condition that the means of exit from the termination of the south or rear fire escape shall be up to a stairway of two risers, said stairway to be not less than 3 ft. wide, leading direct to yard in the rear of 817 Park avenue, as shown on the blueprints filed in this case, with no door between the yard in rear of factory premises under appeal and the yard in rear of 817 Park avenue, thence through a 3 ft. wide passageway to the side court of No 817 Park avenue, with no door at either end of said passageway, thence by a flight of stairs of three or four risers to the passageway of No. 817 Park avenue leading direct to Park avenue, and that the occupancy shall be confined to the legal capacity of the interior stairs, granted only so long as the requirements of the labor law shall be complied with in all other respects and the building shall be not increased in height or area; a letter of consent for this means of egress from the owner of 817 Park avenue be filed with the fire department.



# MINUTES

267-31-S.

PETITIONER—Peter Brandt, for United Real Estate Owners Association, for 321 Broadway Co., Inc., owner.

SUBJECT—Variation of the labor law, as cited in orders and decision of the fire commissioner and decision of the superintendent of buildings.

PREMISES AFFECTED—321-323 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Peter Brandt.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(267-31-S)

WHEREAS, Peter Brandt, for United Real Estate Owners Association, for 321 Broadway Co., Inc., owner, filed, May 28, 1931, a petition for a variation from the requirements of the labor law, as cited in orders and decision of the fire commissioner and decision of the superintendent of buildings, affecting premises 321-323 Broadway, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated September 24, 1929, read:

“Order No. 62940-LD:

“1. Arrange the fire escape at rear of building serving as a required means of egress, so that same will conform to Section 274 of the Labor Law. Defects noted as follows:

“4. No safe egress from termination of fire escape to street.

“2. Provide an additional means of exit from the cellar, said exit to be located at the front of building in accordance with the provisions of Section 271 of the Labor Law.”;

“Order No. 62939-LD:

“1. Provide passageways having an unobstructed width of at least three feet throughout their length leading directly to every means of egress, including outside fire escapes and passenger elevators, on all stores, as per Section 272 of the Labor Law.”;

and

WHEREAS, the decision of the fire commissioner, rendered May 28, 1931, reads:

“This will reply to your letter of February 5th, 1931, regarding orders No. 62937-LF, 62939-LD and 62940-LD, and request to be advised as to whether the changes indicated in your communication are satisfactory.

“You are advised that the changes indicated are not satisfactory to this department, and it will be necessary to comply with the violations as indicated in them, or to submit the matter to the Board of Standards and Appeals.”;

and

WHEREAS, the decision of the superintendent of buildings, rendered May 21, 1931, reads:

“With reference to your application for a Certificate of Occupancy on the above premises you are advised of the following objections to the issuance of same:

“1. Double handrails must be provided on interior stairs.”;

and

WHEREAS, the building is non-fireproof, six stories and pent house in height, 50 ft. 6 in. by 95 ft. 11 in. in area; OCCUPIED: cellar, storage; 1st story, stores, 22 persons; 2nd story, offices, 12 persons; 3rd story, assembling and type repair, 6 persons; 4th story, stationery and type repair, 10

persons; 5th story, stationery and type repair, 25 persons; 6th story, stationery and type repair, 16 persons; pent house, vacant; the building was reconstructed in 1920 for store and office purposes; EQUIPPED with a fire alarm signal system; EXITS: an interior iron and cement stairway, extending from the first story to roof, enclosed in wire lath and cement partitions, with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the yard level to the top story, with egress from yard through fireproof passageway in cellar leading to interior stairs up to first story hall and through entrance hall to the street; ROOFS of adjoining buildings: 2 ft. higher at north; 15 ft. lower at south; and

WHEREAS, the petitioner claims that all requirements of the fire commissioner will be complied with in a satisfactory manner, except providing another means of exit from cellar, a passageway from rear fire escapes to street and double handrails for interior stairs; furthermore, the petitioner contends that to comply with the said orders would cause an extreme hardship since it would be necessary to break the lease of tenant on first story by constructing a passageway through the store to street, the return from lease expiring in 1941 carries the entire building due to the vacancies and low rental.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted, as to Item 4, Order No. 62940-LD, on condition that there shall be provided an outside fire escape terminating in the areaway at cellar level, rear of the building, with direct access to a passageway through fireproof self-closing door; said fire escape shall be equipped from the top story balcony to the roof with a double-rung gooseneck ladder; the passageway to be constructed as follows: on one side of a brick wall and on the other side of a fire-retarded wall, with but two openings, one in each wall, equipped with self-closing fireproof doors, said passageway shall lead to iron stairway leading to the main corridor in the first story, with direct access to the street; as to Item 2, of Order No. 62940-LD, granted on condition that an engineer's ladder shall be provided in areaway from cellar to the street level, directly in front of the building, to comply with the requirements of the building code; granted only so long as not more than ten persons are engaged in factory work above the first story; that conditions as to use and occupancy remain substantially unchanged and a fire alarm signal system shall be maintained and the building shall be not increased in height or area; withdrawn as to Order No. 62939-LD.

## APPLIANCE SUBMITTED FOR APPROVAL.

624-30-SA.

PETITIONER—Sunbeam Engineering Corp. owner.

SUBJECT—Application for reopening—restoration to Calendar—re Approval of the Sunway Oil Burner.

APPEARANCES—

For Petitioner: William T. Baxter.

For Administration: None.

ACTION OF BOARD—Petition reopened, restored to Reserve Calendar and submitted to the fire department for test and report.

THE VOTE TO REOPEN AND RESTORE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, Secretary.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, OCTOBER 27, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.

The minutes of the regular meeting of the board held on Tuesday morning, October 20, 1931, and the minutes of the regular meeting of the board held on Tuesday afternoon, October 20, 1931, were approved as printed in Bulletin No. 43, Vol. XVI.

### BUILDING ZONE CASES.

185-31-BZ.

APPLICANT—Henry J. Nurick, for David Stern, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 7a of the building zone resolution, to permit in a residence district the erection and maintenance of an extension to an existing business building (bakery).

PREMISES AFFECTED—1157-1159 Madison street, north side, 100 ft. east of Central avenue, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Frank X. Giaccone and Mary Boit.

ACTION OF BOARD—Laid over to November 17, 1931, at 10 a. m., for inspection and report by a committee of the board.

4-31-BZ.

APPLICANT—John Somyak, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Leo K. Martus, Julius Granirer, John Somyak and Gilbert J. Manson.

For Opposition: Frederick T. Davies, Charles C. Bunker, Lewis A. Rosen, H. J. Fliegel and Mrs. H. M. Rosen.

ACTION OF BOARD—Laid over to November 17, 1931, at 10 a. m., for inspection and report by a committee of the board.

335-28-BZ.

APPLICANT—Celia Rosoff, owner.

SUBJECT—Application for reopening—reconsideration under new facts, previously denied—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

APPEARANCES—

For Applicant: George H. Rosen.

ACTION OF BOARD—Application reopened and restored to Calendar.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative .....

Absent .....

300-31-BZ.

APPLICANT—Joseph A. Ledogar, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 7b of the building zone

resolution, to permit the erection and maintenance of an extension, partly in a residence district, of an existing business building located in a business district.

PREMISES AFFECTED—146-13 Jamaica avenue, north side, 93 ft. east of 146th street, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Edward J. Ledogar and Joseph A. Ledogar.

ACTION OF BOARD—Application granted on condition THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.....

Negative .....

Absent .....

### THE RESOLUTION—

(300-31-BZ)

WHEREAS, Joseph A. Ledogar, owner, filed, June 15, 1931, an application, under the building zone resolution, to permit the erection and maintenance of an extension, partly in a residence district, of an existing business building located in a business district; premises 146-13 Jamaica avenue, north side, 93 ft. east of 146th street, Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 27, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jamaica avenue is in a business district; Sutphin boulevard is in a business district, and 146th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 11, 1931 (re Alt. 3070-31), reads:

"1. The extension of a building used for business purposes, located within a business district, into a zone, portion of which is residence, is contrary to Sec. 3 of the Zone Law.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 23.29 ft. and a depth of 153.2 ft., a portion of the rear part of the lot, approximately 20 ft. by 8 ft. in area, extends into the residence district; the front part of the plot is in the business district; on the front portion of the plot there is located a three-story non-fireproof building, 23 ft. by 60 ft. in area; occupied: 1st story, store; 2nd story, offices; 3rd story, dwelling; it is proposed to erect a one-story extension, 20 ft. by 89 ft. in area, to the rear of the building and to use the extension for business purposes; and

WHEREAS, the premises consist of a plot of ground with approximately 23 ft. frontage on Jamaica avenue and a depth of 150 ft. on an average, a small portion of the rear, approximately 8 ft. by 20 ft., lying in the residence use district, the balance lying in the business use district, the board is empowered under the provisions of section 7, subdivision b, of the building zone resolution, in its discretion, to grant an extension into the more restricted use district of not more than 25 ft. where property is bisected by two use districts; and

WHEREAS, the board deems it would be a hardship as within the purview of section 21 of the building zone resolution not to permit the use of this small portion of the land for the business use desired.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted for the erection of a business building over the entire plot, the extension being one story in height to the rear, on condition that the building code shall be complied with in all respects; that any permits required shall be obtained within six months and all work completed within one year.



# MINUTES

414-27-BZ.

APPLICANT—Adele Santini, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under sections 7b, 7c and 21 of the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of an extension to an existing building used for warehouse purposes.

PREMISES AFFECTED—2476-2480 Jerome avenue, The Bronx.

APPEARANCES—

For Applicant: H. J. Monahan.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                       |   |
|---------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioner Holland and Deputy Chief Ross.. | 3 |
| Negative: Commissioner Guilfoyle.....                                                 | 1 |
| Absent .....                                                                          | 0 |

THE VOTE TO RECONSIDER VOTE—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(414-27-BZ)

WHEREAS, Schreiber, Collins, Myers & Buchter, for Adele Santini, owner, filed, April 19, 1927, an application, under the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of an extension to an existing building used for warehouse purposes; premises 2476-2480 Jerome avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, November 18, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; East 190th street is in a residence district, and Morris avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 24, 1927, reads:

"1. Extension of building not completed within 18 months of approval by Board of Standards and Appeals on April 14, 1925.

"2. Proposed new extension 8 stories in height extending into residence district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the existing building is of fireproof construction, eight stories in height, with a frontage of 76 ft. 7 $\frac{3}{8}$  in. and a depth of 101 ft. 2 $\frac{3}{8}$  in.; occupied as a warehouse for the storage of furniture located mainly in a business district extending about 1 ft. into the residence district at the northeast corner; it is proposed to erect an eight-story fireproof extension at the rear, 46 ft. 7 in. by 76 ft. 7 $\frac{3}{8}$  in. in area at first story and will extend about 26 ft. into the residence district; a yard 10 ft. in depth is provided at first story and 15 ft. in depth above first story; the present use to extend throughout the building; and

WHEREAS, the board deemed that applicant was entitled to relief under the provisions of section 7, subdivisions b and c, and that denial of relief would constitute a hardship under the provisions of section 21 of the building zone

resolution by curtailing expansion of an existing business; and

WHEREAS, this application was granted by the board at its meeting, November 18, 1927, on certain conditions, and applicant requested a modification of the time limit imposed, and the time limit extended to May 7, 1930, and applicant requested a further extension, and now requests a modification as to occupancy.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the extension shall be restricted to a depth of 41 ft. 7 in. beyond the rear of the existing structure to and including the first story; that the building shall be extended not exceeding 35 ft. beyond the rear of the existing structure above the first story; that the gable walls of the proposed new extension shall be unpierced throughout their entire height and length; that the proposed additional structure shall be constructed fireproof throughout; that any windows installed in the rear wall shall be glazed with translucent wire glass; that the use of the building shall be restricted to the conduct and operation of a public warehouse for the extension of the business now existing on the premises and for the use of a portion of the premises for the storage of not more than five motor vehicles in the ownership of the owner of the business conducted on the premises; that all necessary permits shall be obtained within nine months and the work involved completed within one year from the date of this action—May 6, 1930.

697-29-BZ.

APPLICANT—Metwood Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building (previously withdrawn; reopened June 30, 1931).

PREMISES AFFECTED—1513-1561 38th street, northwest corner of Dahill road, Brooklyn.

APPEARANCES—

For Applicant: William M. Smith.

For Opposition: Joseph J. Schwartz, Sylvester Renna, Morris C. Gerber and Jannette Cohen.

ACTION OF BOARD—Report of committee adopted; application denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE OF THE BOARD—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE VOTE TO GRANT—

|                                                                                                      |   |
|------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                    | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Absent .....                                                                                         | 0 |

THE RESOLUTION—

(697-29-BZ)

WHEREAS, L. Davidson, for Metwood Holding Corp., owner, filed, December 3, 1929; withdrawn June 3, 1930; reopened June 30, 1931, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a four-story factory building; premises 1513-1561 38th street, northwest corner of Dahill road, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 27, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 38th street is in unrestricted, residence and business districts; Dahill road is in residence and



# MINUTES

business districts; Cortelyou road is in a business district; 37th street is in unrestricted, residence and business use districts, and Gravesend avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 7, 1929 (re Applic. 16851-29), reads:

"Proposed four story building for manufacturing uses to be located partly in a business and partly in residential districts is contrary to Art. 2, Section 3, of the Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, four stories in height, with a frontage of 196 ft. 10 $\frac{3}{8}$  in. on Dahill road and 415 ft. 7 $\frac{3}{4}$  in. on 38th street and a width of 150 ft. 4 in. across rear; to be occupied as a factory building; and

WHEREAS, the premises involved in this application were the subject of an inspection by a committee of the board, report of which inspection was read and adopted at this hearing and is incorporated herein, reading:

"Cal. No. 697-29-BZ.

"Premises 1513-1561 38th street, northeast corner of Dahill road, Brooklyn.

## REPORT OF COMMITTEE OF INSPECTION.

"On July 2, 1931, a committee of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21—hardship—to permit, partly in a business and partly in a residence use district, the erection and maintenance of a four-story factory.

"This case was withdrawn by the applicant on June 3, 1930.

"The portion of the premises on Dahill road and 38th street at its intersection with Dahill road faces on the east a gas station and coal pockets, on the 37th street side of the property are surface railroad tracks and elevated railroad structure. On the north side of 37th street and the south side of 38th street the premises are wholly developed with conforming uses, the south side of 38th street being developed with very attractive two-story dwellings, from 15th avenue to Dahill road and for a return on Dahill road. These dwellings, therefore, are evidently not affected by the gas station and coal pockets previously mentioned. All of these conforming uses are fully occupied.

"There have been filed with this appeal forty-seven objections within the area usually deemed affected and thirty-one outside the area; no consents.

"Due to the conforming use developments north and south and surrounding the property under appeal, and the large number of objections and no consents, the committee is of the opinion that the application is not substantiated under section 21—hardship—and recommends denial of the application.

"(Signed) HENRY L. CONNELL,

Temporary Chairman.

"JAMES P. HOLLAND,

"JOHN GUILFOYLE."

and

WHEREAS, in the opinion of the board the facts brought out at this hearing would indicate this would be the first invasion by non-conforming use of property either on 37th or 38th streets, such property where developed now being developed with conforming uses, and that when the applicant purchased the property the present zoning restrictions prevailed as did the present conforming uses on 37th and 38th streets; and

WHEREAS, the board deems that applicant is not entitled to relief under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

271-31-BZ.

APPLICANT—Emil Guterman, for Adam Woll, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor.

PREMISES AFFECTED—94-56 to 94-58 221st street, Queens Village, Borough of Queens.

## APPEARANCES—

For Applicant: Emil Guterman.

For Opposition: William M. Blake, Jr.

ACTION OF BOARD—Report of committee of inspection adopted; application denied.

## THE VOTE TO ADOPT REPORT OF COMMITTEE OF THE BOARD—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Ross..... 4

Negative..... 0

Absent..... 0

## THE VOTE TO GRANT—

Affirmative..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Ross..... 4

Absent..... 0

## THE RESOLUTION—

(271-31-BZ)

WHEREAS, Emil Guterman, for Adam Woll, owner, filed, May 29, 1931, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the change of occupancy of first story from dwelling use to a funeral parlor; premises 94-56 to 94-58 221st street, Queens Village, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 27, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 221st street is in a residence district; Jamaica avenue is in a business district, and 94th drive and 94th road are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 23, 1931 (re Plan No. Alt. 2727-1931), reads:

"The proposed change of occupancy from a dwelling to a funeral parlor and dwelling in a residence district is contrary to article 2, section 3 of the zone resolution."

and

WHEREAS, the existing building is of frame construction, two stories in height, with a frontage of 46 ft. and a depth of 26 ft.; to be occupied as a funeral parlor and dwelling; and

WHEREAS, the application was made the subject of an inspection by a committee of the board, which inspection was made and report read at this hearing and which report is made a part of these records, reading:

"Cal. No. 271-31-BZ.

"Premises 94-56 to 94-58 221st street, Queens Village, Borough of Queens.

## REPORT OF COMMITTEE OF INSPECTION.

"On October 23, 1931, a committee of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under sections 7c and 21 of the building zone resolution to permit in a residence district, extending from a business district, change of occupancy of the first story from dwelling use to a funeral parlor.

"The premises in question having a 65 ft. frontage on 221st street is cut diagonally by two use districts, the business use on the 221st street frontage being 35 ft. in



# MINUTES

length and on the rear of the property being but 4 ft. in length, or a little over 30 per cent of the property lying within the business use district.

"221st street, both sides, north of a point 100 ft. north of Jamaica avenue is in the residence use zone.

"The premises in question is now occupied by a very attractive detached two-story dwelling, and it is proposed to alter the rear of the porch of the first story so as to permit of a door entrance and to use the porch in connection with the balance of the first story for a funeral parlor, the owner and director of the same to occupy the second story for dwelling use.

"The balance of 221st street running from the business influence of Jerico turnpike or Jamaica avenue is now fully developed with very attractive detached private dwellings.

"The owner who now occupies the premises for dwelling purposes claims under section 21 that he is unable to carry the property for dwelling purposes and is unable to dispose of the same at a reasonable figure.

"It would seem, however, due to the development of the balance of the street frontage on both sides, all of which houses are fully occupied, that this hardship plea is not fully substantiated. There have been filed twelve objections, all on 221st street, and no consents.

"In the opinion of the board the installation of a funeral parlor in a residential district would tend to have a very great depressing effect on such a district and would work detrimentally to the peace, health and comfort for which such a district is intended. The committee feels, therefore, that the applicant has not substantiated his basis of appeal and recommends denial of this application.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.  
"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the committee of inspection is of the opinion that due to the surrounding conforming residence development that it would work a great hardship on this development by permitting the use of the premises under appeal as a funeral parlor.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

686-30-BZ.

APPLICANT—William A. Robinson, for Antoni Zalewski and Eva Zalewski, owners; request for reopening made by Anthony Kolniski.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of 167th street and Nassau boulevard, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Anthony Kolnosky.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

THE RESOLUTION—

(686-30-BZ)

WHEREAS, William A. Robinson, for Antoni Zalewski and Eva Zalewski, owners, filed, November 17, 1930, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline

service station; premises northwest corner of 167th street and Nassau boulevard, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 14, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Nassau boulevard is in a business district; St. Mary's Cemetery is in a residence district; 167th street is in a residence district, and 168th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 29, 1930 (re Plan No. N. B. 6199-30), reads:

"The erection of a gasoline service station in a business district is contrary to article 2, section 4 of the Zone Law.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100 ft. on Nassau boulevard and 67 ft. 4½ in. on 167th street; upon the easterly portion of the plot there is located a two-story building which is to remain in place; upon the west portion of the plot it is proposed to erect a one-story office, 16 ft. by 16 ft. in area, grease pits and the necessary tanks and pumps for a gasoline service station; a garage building on west part of plot is to be demolished; and

WHEREAS, this application was laid over subject to an inspection by a committee of the board; and

WHEREAS, the committee made the inspection and reported favorably on the granting of the application, and after the report was read at the adjourned hearing on March 31, 1931, the opposition to this application, who are not within the area deemed affected by the board, made the statement to the effect that certain moneys were to be paid for consents, the board feels, in view of their inspection and surrounding conditions, the irregular shape and size of the premises and the close proximity to St. Mary's Cemetery, that the application is justified under section 21; and

WHEREAS, this application was granted by the board at its meeting, April 14, 1931, on certain conditions, and owner requested an additional width of entrances.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the present two-story brick building shall be maintained for a conforming use; that the gasoline installation shall be confined to the westerly 60 ft. portion of the premises; that there shall be erected along the building line a concrete curbing not less than 12 in. in height and 12 in. in width with but two openings on Nassau boulevard, each not more than 14 ft. wide, with curb cuts to be located directly in front of said openings not more than 14 ft. wide each; that all pumps shall be located 10 ft. back of the building line; that any office erected on the premises shall be about 16 ft. square in area, not more than one story in height, to be faced with white enamel brick, roofed with Spanish tile or variegated slate; that any accessory use on the premises shall be housed in a one-story masonry structure of the same design and construction as the office; all buildings to be located on the rear lot line; that any advertising signs shall be confined to the illuminated glass globes of the pumps; that no portable gasoline tanks shall be operated inside or outside of the building line; that along the westerly and northerly lot lines there shall be constructed a masonry wall not less than 8 ft. high, faced with white enamel brick, panel design; that the wall along the westerly lot line shall be racked back from the building line on a 45-degree angle; that this wall shall be coped with natural stone or architectural terra cotta coping; that all permits shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, Secretary.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 27, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross.

### APPEALS FROM ADMINISTRATIVE ORDERS.

376-31-A.

APPELLANT—A. Feldmann, for Ogden Construction Co., Inc., owner.

SUBJECT—Appeal from orders of the fire commissioner. PREMISES AFFECTED—148-150 West 24th street, Manhattan.

### APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 17, 1931, at 2 p. m., on written request of appellant.

331-31-A.

APPELLANT—Herman Weiss, for Bloomingdale Bros., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—743-765 Lexington avenue, 990-1008 Third avenue, 135-163 East 59th street and 140-176 East 60th street, Manhattan.

### APPEARANCES—

For Appellant: Herman Weiss and Harry Bond.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

|                                                                                                      |   |
|------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                    | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Absent .....                                                                                         | 0 |

### THE RESOLUTION—

(331-31-A)

WHEREAS, Herman Weiss, for Bloomingdale Bros., owner, filed, June 30, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 743-765 Lexington avenue, 990-1008 Third avenue, 135-163 East 59th street and 140-176 East 60th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 1, 1931 (Order No. 83791-F), reads:

"1. Install 6" riser No. 7 as per approved plan (3rd Ave. side) Secs. 580-581, Ch. 5, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered June 18, 1931, reads:

"1. You will be required to maintain riser No. 7 with 100 feet of hose, as per approved plan 4988-29 and Order No. 83791-F. Your amendment for 125' hose must be denied.";

and

WHEREAS, the building is fireproof, six stories in height, 200 ft. 10 in. by 420 ft. in area; OCCUPIED as a department store; 50 persons in the cellar, 100 persons on the first story and 50 persons per story above; EQUIPPED with a standpipe system and a sprinkler system; the main building having been erected in 1890; and

WHEREAS, the appellant contends that the building is now equipped with a 4-inch standpipe located at the stairway at the 60th street front and 14-inch standpipe which is located at the stairway at the 59th street front; that a 6-inch standpipe which was requested by the Bureau of Fire Prevention to be installed was to be located in the center stairway of the old portion of the building and that the remainder of the building is equipped with four 6-inch standpipes covering the entire area of the building; that

the building is equipped with a 100 per cent sprinkler system with five 4,500-gallon pressure tanks, two 6,000-gallon pressure tanks and two 15,000-gallon gravity tanks and two 10,000-gallon gravity tanks, a total of 73,000 gallons for the sprinkler system; that the building which is referred to as the Third Avenue Building is considered a fireproof structure, occupying the balance of the block, having brick fire walls and with all openings fully protected with approved fire doors; that there are three fire hydrants located on Third avenue and that the Third avenue building was erected in two sections, the 59th street portion being non-fireproof and erected about fifty years ago, the 60th street portion being fireproof and erected about forty years ago.

Resolved, that the order and decision of the fire commissioner be and they hereby are affirmed, and that the appeal be and it hereby is denied.

308-31-A.

APPELLANT—Benjamin N. Brody, for Whitestone Swimming Pool, Inc., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—150-41 Third avenue, Whitestone, Borough of Queens.

### APPEARANCES—

For Appellant: Benjamin N. Brody.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE TO GRANT—

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... | 4 |
| Negative .....                                                                                          | 0 |
| Absent .....                                                                                            | 0 |

### THE RESOLUTION—

(308-31-A)

WHEREAS, Benjamin N. Brody, for Cohocton Realty Co., owner, filed, June 19, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 150-41 Third avenue, Whitestone, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated September 30, 1930 (Order No. 36438-LC), reads:

"With reference to your application of June 27th, 1930, for a permit to store one tank of chlorine gas at the above location I regret to inform you that I am without power to grant such a permit for the reason that Sec. 214-A, 4-F provides that no permit shall be issued for the storage or use of chlorine in any building located within 50 feet of place of public amusements or assembly.

"You are therefore ordered to forthwith remove all chlorine gas from premises.";

and

WHEREAS, the decision of the fire commissioner, rendered June 1, 1931, reads:

"In reply to your letter of May 12th, advising that you have been retained by the owners to appeal from the requirements of order 36438-LC and that you are unable to do so due to the fact that the Bd. of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued. Therefore, your request is denied.";

and

WHEREAS, the building, erected in 1930, is fireproof, one story in height, 21 ft. by 30 ft. in area; OCCUPIED as a filter room for a swimming pool, 1 person; and

WHEREAS, appellant contends that the maximum quantity of chlorine stored is 100 pounds; that it is stored in a steel cylinder, and that the chlorinating machine operates with no hazard.



# MINUTES

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted* for the installation and use of not more than 100 pounds of chlorine at any one time, which shall be contained in metal cylinders, said cylinders to be fully immersed in a vat of water at all times; all filter apparatus and all chlorine apparatus shall be confined in a one-story masonry structure, approximately 30 ft. by 20 ft. in area, separated from the men's toilet or dressing room by a 6-inch masonry wall with but one opening, equipped with a self-closing fireproof, vaporproof door; the ceiling and the remaining walls of the building shall be unpierced except for the windows on the northerly side facing the Sound; the chlorine room shall be equipped with a sprinkler head satisfactory to the fire department and operated by a remote control of not less than 25 ft. from the location of the filter room; proper ventilation satisfactory to the fire department shall be provided in this one-story structure, and the regulations shall be complied with in all other respects.

312-31-A.

APPELLANT—John H. Friend, for A. W. Cole, owner, and Pelham Riding Academy, lessee.

SUBJECT—Reconsideration—re Appeal from orders and a decision of the superintendent of buildings.

PREMISES AFFECTED—South side of Roosevelt avenue, 500 ft. southwest of Pelham Shore road, The Bronx.

APPEARANCES—

For Appellant: Harold Leddy and A. W. Cole.

For Opposition: E. C. Beecroft, Mrs. William Randall, Murray Parks, B. Comstock and Joseph J. Gerard.

For Administration: Inspector Leo McCormick of bureau of buildings.

ACTION OF BOARD—Previous vote reconsidered; appeal re Viol. 591-31 granted; appeal re Viol. Z-18-1931 denied.

THE VOTE TO RECONSIDER PREVIOUS VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT (Viol. 591-31-A)—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT (Viol. Z-18-1931)—

Affirmative ..... 0

Negative. Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Ross..... 4

Absent ..... 0

THE RESOLUTION—

(312-31-A)

WHEREAS, John H. Friend, for A. W. Cole, owner, and Pelham Riding Academy, lessee, filed, June 23, 1931, an appeal from orders and a decision of the superintendent of buildings, affecting premises south side of Roosevelt avenue, 500 ft. southwest of Pelham Shore road, Borough of The Bronx; and

WHEREAS, the order of the superintendent of buildings, dated April 9, 1931 (Violation Order No. 591-31), reads:

"You will please take notice that there exists a violation of Section 5 of the Building Code at the premises hereinafter described, in that of changing the occupancy from chicken coop to stable for more than five horses without permission of the Superintendent of Buildings.

"The building and premises to which this notice refers are situated on the center of the lot on the west side of Roosevelt Ave. commencing about at the southwest corner of Roosevelt Ave. and Pelham Manor (Westchester County) New York City Line, said building

being one story frame building, about 12' 6" front, 12' 6" rear, 50 feet deep and 10 feet high, and occupied or intended to be occupied as a stable for more than 5 horses and located in the Borough of The Bronx, in the City of New York.

"You are hereby required to remove said violation forthwith, or legal proceedings will be commenced against you.";

and

WHEREAS, the order of the superintendent of buildings, dated April 11, 1931 (Violation Order No. Z-18-1931), reads:

"You are hereby notified that the building situated on the center of the lot on the south side of Roosevelt Ave. commencing about 500 feet from the southwest corner of Pelham Shore Rd. and Roosevelt Ave, being a one story frame building, about 35, 20, 20 feet front, 25, 20, 20 feet rear, 75, 50, 40 feet deep, and occupied as a stable for horses and known as Number Acreage and located in a residential district in the Borough of The Bronx, in The City of New York, does not conform to section 3 of the BUILDING ZONE RESOLUTION of the Board of Estimate and Apportionment adopted July 25, 1916, in the respects noted below:

"In that of occupying 1st floor of 3 frame buildings as a public riding academy, to wit: stabling of 25 to 30 horses and hiring same to public.

"You are hereby directed to discontinue said use, in compliance with the requirements of the Building Zone Resolution.";

and

WHEREAS, the decision of the superintendent of buildings, rendered June 5, 1931, reads:

"A communication has been received by this bureau from the Corporation Counsel of the City of New York dated June 1, 1931, advising that an examination of the papers submitted with the request of this bureau on May 7, 1931, disclosed that the riding academy proposed to be conducted on the premises at Roosevelt Avenue would constitute a violation of the provisions of Section 3 of the Building Zone Resolution relating to the uses permitted in a residence district.

"Your request for a certificate of occupancy of premises as club house and riding academy is hereby denied and violations 591 of 1931 for changing occupancy of building without permit and Zoning Violation No. Z 18 of 1931 for occupying buildings in residence district as a public riding academy are sustained.";

and

WHEREAS, the premises consist of a plot of ground of approximately sixteen acres on which is located a one-story farm building, approximately 15 ft. by 52 ft., and two one-story frame stables, one with seven stalls and one with eight stalls, located in a residence district under the building zone resolution; and

WHEREAS, the appellant contends that the buildings have been occupied since 1912 as a chicken coop and stables and that since use was prior to the enactment of the zoning resolution in 1916 it doesn't constitute a violation; that the acreage in question is partly in the Bronx and partly in Pelham Manor and that the part in the Bronx is approximately 250 ft. by 711 ft. by 886 ft. and has filed affidavits that the one-story farm buildings in the Bronx County section were there prior to 1916 and that more than five horses were kept therein for use, sale, exchange and rental; and

WHEREAS, no evidence has been submitted which would tend to show that a chicken coop was changed to a stable.

*Resolved*, that Order No. 591-31 of the superintendent of buildings be and it hereby is *reversed*, and that the appeal as to this order be and it hereby is *granted*, and that Order No. Z-18-1931 and decision rendered June 5, 1931, be *affirmed* and the appeal as to this order and decision be *denied*.

421-31-A.

APPELLANT—Morton Brauer, for James Green, owner.



# MINUTES

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—53 91st street, Brooklyn.

APPEARANCES—

For Appellant: Morton Brauer.

For Opposition: William J. Molinari.

For Administration: Inspector Meyer of fire department and Assistant Engineer Benjamin Saltzman of bureau of buildings.

ACTION OF BOARD—Report of committee adopted and appeal denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Ross..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Ross..... 4

Absent ..... 0

THE RESOLUTION—

(421-31-A)

WHEREAS, Morton Brauer, for James Green, owner, filed, August 27, 1931, an appeal from an order of the fire commissioner, affecting premises 53 91st street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 19, 1931 (Order No. 45659-LC), reads.

"With reference to your application, dated July 26, 1931, for a permit to conduct a storage garage (550 gallons of gasoline and 12 automobiles) at premises 53 91st Street, Brooklyn, I regret to state that I am without power to grant such a permit for the reason that the Appellate Division of the Supreme Court of the State of New York held in and for the second Judicial Department at the Borough of Brooklyn on the 25th day of April, 1930, denied the application for an order to direct the Fire Commissioner to issue a permit for a garage at this station.

"Your attention is called to the fact that the maintenance of a garage at this location (53 91st Street, Brooklyn) is a violation of Section 3 of Art. 2 of the B. Z. Resolution of the Bd. of Estimate and App. of the City of New York, adopted July 25th, 1916, inasmuch as premises are located in a residence zone and automobiles stored are not accessory to residence on lot, said automobiles are subject to charges for storage.

"You are therefore ordered to remove all automobiles with gasoline in fuel tanks from the premises, remove all gasoline from storage tank, dismantle gasoline delivery pump and permanently close and seal the inlet and outlet openings of gasoline storage tank.

"NOTE: Under the provisions of Ch. 503, Laws of 1916, this order may be appealed within 20 days from date to Board of Appeals, Room 1001, Municipal Building. In order that the appeal may stay proceedings under this order a copy of the appeal must be filed with the Fire Commissioner."

and

WHEREAS, the building is non-fireproof, one story in height, 20 ft. by 100 ft. in area; OCCUPIED as a garage for more than five motor vehicles; and

WHEREAS, the appellant contends that the building was opened by the owners as a garage for more than five cars on or about June 1, 1917; that an inspection by the fire department on June 27, 1917, showed twenty (20) autos stored and the storage of 550 gallons of gasoline; that this occupancy for more than five cars continued to August, 1917, when the garage was closed; on September 6, 1917, William Y. Van Pelt leased the premises for a garage for a period of five years, but on January 1, 1918, vacated the premises; from February 20, 1918, to 1925 the building was

leased to the Hickey Construction Company; from September 29, 1925, to September 30, 1928, the premises were leased as a garage to the Shore Road Sanitarium; that the building was erected under a permit from the building department and a certificate of occupancy received therefor, permit being N. B. App. 1638-1916, approved July 25, 1916, for a public garage; and

WHEREAS, it appears that the adjoining property owners are objecting to the maintenance of this garage on the ground that the Corporation Counsel obtained a decision from the Appellate Division of the Supreme Court, Second Department, denying the application of the owner for an order directing the fire department to issue a permit; and

WHEREAS, after all argument had been presented at the last hearing, determination by the board on the appeal was laid over to permit of an inspection by a committee of the board; said inspection was made and report read at this hearing, which report is herewith made a part of these records and which report shows the highly residential development of the neighborhood without any other non-conforming uses and which report reads as follows:

"Cal. No. 421-31-A.

"Premises 53 91st street, Brooklyn.

REPORT OF COMMITTEE OF INSPECTION.

"On October 23, 1931, a committee of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an appeal from the determination of the fire commissioner refusing a permit for a garage and gasoline station on the above-mentioned premises.

"The street in question, 91st street, Brooklyn, which terminates at Shore road and the adjoining streets in this immediate vicinity are, with the exception of the premises under appeal, fully developed and occupied with conforming residential use.

"The block on which the above premises are located is developed with very attractive, modern, detached private dwellings, the only exception to the same being the property under appeal and the plot at the intersection of 91st street and Shore road. This latter plot is developed for use as the Shore Road Hospital.

"It would seem from the records filed in this appeal that a certificate of occupancy was issued by the building superintendent under date of August 8, 1917, for the use of these premises as a garage, first floor; and, under date of June 20, 1916, and approved July 25, 1916, an application was made to the fire department for a public garage.

"It also appears from the records filed with this application that the use of these premises as a garage was discontinued January 1, 1918, and has not been used for such useage again until July, 1931.

"The certificate of occupancy from the building department as aforesaid mentioned has not apparently as yet been revoked.

"The fire department under Order No. 45659-LC, dated July 26, 1931, in refusing a permit for the use of these premises for twelve automobiles and storage of 550 gallons of gasoline apparently based their determination on the building zone resolution and the determination of the Appellate Division of the Supreme Court, the Appellate Division, under date of April 25, 1930, having denied an application for an order to direct the fire department to issue a permit for a garage and apparently advised the owners that the proper remedy was an appeal to the board of standards and appeals.

"The high class residential development of this block has apparently taken place since the enactment of the building zone resolution in 1916 and it would seem that the continuance of a garage use and gasoline service station would work a very material hardship on this development.

"However, under the decision of the Supreme Court, Special Term, Part I, Mr. Justice Valente in the case



# MINUTES

of Allerad Realty Corporation vs. Dorman, the court held that the fire department had no jurisdiction over the enforcement of the zoning resolution and that permission for use of any premises or building lies wholly within the jurisdiction of the superintendent of buildings or the tenement house commissioner.

"The amended building zone resolution of 1929 specifically places the determination for the use of any premises or building entirely in the hands of the superintendent of buildings and the tenement house commissioner.

"In the opinion of the board this obnoxious use having been discontinued in 1918 and not reinstated since that date and during which time the development as aforesaid noted has taken place—should be discontinued, and the board under section 411-a of the charter would have the power to revoke a certificate of occupancy on any premises or building upon the proper application for same, the committee feels, therefore, that the appeal now before the board should be dismissed in that it is their opinion that the fire commissioner has no jurisdiction over the use of the premises or building under the amended building zone resolution.

"(Signed) HENRY L. CONNELL,  
*Temporary Chairman.*  
"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the records of this case show that a certificate of occupancy for a garage, first story (the building is only one story in height), was issued by the building superintendent August 8, 1917, and apparently has not yet been revoked; that included in the records also is a copy of an application to the Bureau of Fire Prevention, under date of June 20, 1916, for a public garage, which application bears approval of Chief of the Bureau of Fire Prevention under date of July 25, 1916; and

WHEREAS, the records of this case show that the garage use was discontinued about January 1, 1918, and not renewed until July, 1931, which was subsequent to the decision of the Appellate Division as herein noted; and

WHEREAS, this appeal is taken from the decision of the fire commissioner in refusing to issue permits for a public garage and gasoline station, and in refusing to issue permits the fire commissioner cites the decision of the Appellate Division of the Supreme Court, State of New York, on April 25, 1930, denying an application for an order to direct the fire commissioner to issue a permit for a garage at this station and, further, the fact that premises being located wholly within a residence use district is a violation of section 3, article 2 of the building zone resolution.

*Resolved*, therefore, that it is the opinion of this board that pursuant to sections 22 and 23 of the amended building zone resolution and also pursuant to the decision of the Supreme Court, Part I, by Mr. Justice Valente, N. Y. Law Journal, Sept. 10, 1930, in Matter of Allerad Realty Corp'n. (Dorman etc.), the fire commissioner is without power or jurisdiction over any of the regulations of the building zone resolution, that power being delegated to the building superintendent and tenement house commissioner;

*Resolved*, further, that the appeal be and it hereby is denied.

## PETITIONS FOR VARIATIONS.

343-31-S.

PETITIONER—Martin J. Ort, for County Holding Co., owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—45-51 Rose street and 17-27 Vandewater street, Manhattan.

APPEARANCES—

For Petitioner. Martin J. Ort.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 4, 1931, at 2 p. m., to confer with fire department.

375-31-S.

PETITIONER—Kenlon-Michels Co., Inc., for Estate of Matthew Wilks, owner.

SUBJECT—Variation of the labor law, as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—65-69 Nassau street, southwest corner of John street, Manhattan.

APPEARANCES—

For Petitioner: John Kenlon.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Laid over to November 17, 1931, at 2 p. m., for inspection and report by a committee of board.

## APPLIANCES SUBMITTED FOR APPROVAL.

425-31-SA.

PETITIONER—Leader Engineering Corp., owner.

SUBJECT—Leader Oil Burner, approval of.

APPEARANCES—

For Petitioner: Thomas J. Keene.

ACTION OF BOARD—Petition placed on Reserve Calendar and submitted to the fire department for test and report.

437-31-SA.

PETITIONER—United Dry Docks, Inc., owner.

SUBJECT—Goulds Rotary Oil Pump, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

438-31-SA.

PETITIONER—United Dry Docks, Inc., owner.

SUBJECT—Quigley No. 10 Low Pressure Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

451-31-SA.

PETITIONER—Petroleum Heat & Power Co., owner.

SUBJECT—Petro Model T Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

452-31-SA.

PETITIONER—Petroleum Heat & Power Co., owner.

SUBJECT—Petro Model W Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on Reserve Calendar and submitted to the fire department for test and report.

479-31-SA.

PETITIONER—Bettendorf Manufacturing Co., owner.

SUBJECT—Bettendorf High Pressure Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on Reserve Calendar and submitted to the fire department for test and report.

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, Secretary



# PUBLIC HEARING

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[693-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on November 12, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

# PUBLIC HEARING

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on November 12, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.

13. Approved 3 in. x 3 in. siamese, with approved caps.

14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.

15. The siamese street riser, wall collars and caps painted a Fire Department red.

16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.

17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.  
1030-27-A—13-16 Central Park West, Manhattan.  
1031-27-A—20-28 West 72nd street, Manhattan.  
1032-27-A—242-248 West 76th street, Manhattan.  
726-30-A—46 West 98th street, Manhattan.

### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.  
799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
124-23-SA—Master Gas Shut-Off Valve, approval of.  
125-23-SA—Packless Gas Shut-Off Valve, approval of.  
127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
297-23-SA—"Automatic" Deluge Valve, approval of.  
443-23-SA—Automatic Gas Shut-Off, approval of.  
525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)  
1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1264-25-SA—Koerting Gear Pump, approval of.  
187-27-SA—Keenan Gas Shut-Off Valve, approval of.  
537-27-SA—Leader Gas Shut-Off Valve, approval of.  
814-27-SA—Elkhart Flush Type Siamese, approval of.  
1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.  
213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.  
712-28-SA—Alert Gas Shut-Off Valve, approval of.  
958-28-SA—N. D. T. Fire Gong Control Panels, approval of.  
42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.

- 210-29-SA—A Diamond "S" 250 lbs. 2½-inch Angle Globe Water Hose Valve, approval of.  
380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.  
195-30-SA—Simplex Water Pressure Reducing Valve, approval of.  
260-30-SA—Scranton Steam Pumps, approval of.  
359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.  
568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.  
624-30-SA—Sunway Oil Burner, approval of.  
730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.  
32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.  
125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.  
137-31-SA—Can't Pull Anti-Syphon Trap, approval of.  
224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.  
225-31-SR—Rules for Inclined Stairway Invalid Lift.  
250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.  
251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.  
345-31-SA—Silent Glow Oil Burner, approval of.  
348-31-SA—S. A. Ghapco Steam Generator, approval of.  
354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.  
420-31-SA—Delco Heat Oil Burner, approval of.  
425-31-SA—Leader Oil Burner, approval of.  
437-31-SA—Goulds Rotary Oil Pump, approval of.  
438-31-SA—Quigley No. 10 Low Pressure Oil Burner, approval of.  
451-31-SA—Petro Model T Oil Burner, approval of.  
452-31-SA—Petro Model W Oil Burner, approval of.  
463-31-SA—Silent-Auburn Fuel Oil Burner, Models A, B and C, approval of.  
479-31-SA—Bettendorf High Pressure Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## CONCRETE RULES

### USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement:

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to October 28, 1931.....    | 525  |
| Restored to calendar.....                  | 92   |
| <b>MISCELLANEOUS APPLICATIONS.</b>         |      |
| Requests to reopen.....                    | 275  |
| Requests to amend.....                     | 13   |
| Requests for modification.....             | 90   |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 50   |
| Requests for extension of permit.....      | 5    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 12   |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 2    |
| Total .....                                | 1486 |
| Disposed of.....                           | 1111 |
| Cases pending October 28, 1931.....        | 375  |

## DISPOSITION OF CASES.

|                                                     |      |
|-----------------------------------------------------|------|
| Withdrawn .....                                     | 89   |
| Dismissed .....                                     | 33   |
| Denied .....                                        | 13   |
| Granted .....                                       | 318  |
| Granted on condition.....                           | 49   |
| Appliances approved.....                            | 27   |
| Appliances dismissed, disapproved or withdrawn..... | 6    |
| Rules approved.....                                 | 1    |
| Rules disapproved, rescinded or withdrawn.....      |      |
| <b>MISCELLANEOUS ACTIONS.</b>                       |      |
| Requests to reopen granted.....                     | 223  |
| Requests to reopen denied.....                      | 48   |
| Requests to amend granted.....                      | 13   |
| Requests to amend denied.....                       | 0    |
| Requests for modification granted.....              | 68   |
| Requests for modification denied.....               | 22   |
| Requests to rescind granted.....                    | 4    |
| Requests to rescind denied.....                     | 0    |
| Requests for extension of time granted.....         | 49   |
| Requests for extension of time denied.....          | 1    |
| Requests for extension of permit granted.....       | 4    |
| Requests for extension of permit denied.....        | 1    |
| Requests to install granted.....                    | 0    |
| Requests to install denied.....                     | 1    |
| Plans approved.....                                 | 12   |
| Plans disapproved.....                              | 0    |
| Administrative requests granted.....                | 0    |
| Administrative requests denied or withdrawn.....    | 0    |
| Interpretations .....                               | 2    |
| Requests withdrawn or dismissed.....                | 4    |
| Total .....                                         | 1111 |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

## BOARD OF STANDARDS AND APPEALS

Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1931.



52.05  
NEW

*Mun. Ref.*  
**BULLETIN**

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

THE LIBRARY OF THE

NOV 18 1931

UNIVERSITY OF ILLINOIS

Vol. XVI

Subscription  
\$2.50 a year

NOVEMBER 10, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 45

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

**HENRY L. CONNELL**

Temporary Chairman

JAMES P. HOLLAND

JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELLIGOTT

WILLIAM J. O'GORMAN, *Secretary*

EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

*All communications should be addressed to the chairman of the board*

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, November 4, 1931,  
10 A. M.

Minutes of Regular Meeting, November 4, 1931,  
2 P. M.

Correction.

Notice of Public Hearing on Proposed Amendments  
to Fuel Oil Rules.

Notice of Public Hearing on Proposed Amendment  
to Plumbing Rules.

Notice of Public Hearing on Proposed Amendments  
to "Standpipe"—"Fireline" Rules.

Fuel Oil Rules.

Approved Fireline Hose Valves.

Reserve Calendar.

Concrete Rules.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, *Tuesday, November 10, 1931, at 2 o'clock*. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on *Tuesday, November 17, 1931, at 2 o'clock*.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*,



# CALENDAR

## DOCKET.

*New Cases Filed up to November 4, 1931.*

| <i>Cal. No.</i>              | <i>Department.</i>           | <i>Premises Affected.</i>                                 |
|------------------------------|------------------------------|-----------------------------------------------------------|
| 533-31-BZ.....               | B.B.Bx...                    | 610 E. 156th st., Bx.,<br>Decision of Supt. of Bldgs.     |
| 532-31-SA.....               | F.D.....                     | Remington Oil Burner, Type<br>B-1, Appliance              |
| 531-31-A.....                | F.D.....                     | 99-101 Fifth ave., Man.,<br>F-78706 & F-78708             |
| 530-31-SA.....               | F.D.....                     | Fano Flame Oil Burner,<br>Appliance                       |
| 529-31-BZ.....               | B.B.Q....                    | 126-14 Merrick blvd., Spring-<br>field, Q., N. B. 4325-31 |
| 528-31-BZ.....               | B.B.Q....                    | 70-52 Kissena blvd., Flushing,<br>Q., N. B. 4119-31       |
| 527-31-A.....                | F.D.....                     | 398-400 Concord ave., Bx.,<br>L. C. 69216                 |
| 526-31-A.....                | F.D.....                     | 177-179 Montague st., Bklyn.,<br>F-86238 & F-86239        |
| <i>Restored to Calendar.</i> |                              |                                                           |
| 217-21-SR.....               | Amendments to Fuel Oil Rules |                                                           |
| 40-31-SA.....                | F.D.....                     | Petro Oil Burner,<br>Appliance                            |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, NOVEMBER 10, 1931, AT 2 P. M.**

*Building Zone Cases.*

- 294-31-BZ.  
APPLICANT—Hyman & Segall, for Benjamin T. Cooke,  
owner.  
PREMISES—26-42 Crystal street, west side, 100 ft. north  
of Liberty avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT in a residence district the erection and main-  
tenance of a garage for the storage of more than  
five (5) motor vehicles.
- 382-31-BZ.  
APPLICANT—Joseph D. Nunan, Jr., for Dora Intner,  
owner.  
PREMISES—109-04 Northern boulevard, southeast corner  
of 109th street, Corona, Borough of Queens.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT, partly in a business district and partly in a  
residence district, the erection and maintenance of  
a gasoline service station.
- 389-31-BZ.  
APPLICANT—Herbert Benon, for George White, owner.  
PREMISES—6513-6521 Fifth avenue, northeast corner of  
66th street, Brooklyn.  
APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a business district the change of occupancy  
of portion of an existing building to a motor vehicle  
repair shop.

177-31-BZ.

APPLICANT—Ruth Bond & Mortgage Co., Inc., owner.  
PREMISES—2917-2929 Kings highway and 2798-2800 Nos-  
trand avenue, northwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT, partly in a business district and partly in a  
residence district, the erection and maintenance of  
a gasoline service station, also an automobile laundry  
and greasing pits (previously dismissed for lack of  
prosecution; reopened and restored to Calendar  
October 20, 1931).

393-31-BZ.

APPLICANT—David C. Broderick, for Maria Ranallo Di  
Tullio, owner.

PREMISES—3215 East Tremont avenue, The Bronx.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a business district the erection and main-  
tenance of a monumental stone works.

290-31-BZ.

APPLICANT—South Ozone Park Lumber & Supply Co.,  
owner.

PREMISES—Northeast corner of Rockaway boulevard and  
128th street, South Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a business district the erection and main-  
tenance of a gasoline service station.

1230-23-BZ.

APPLICANT—John T. Watson, present owner.

PREMISES—160-01 46th avenue, Flushing, Borough of  
Queens.

APPLICATION, under section 21 of the building zone  
resolution,

TO PERMIT in a business district the installation and  
maintenance of a gasoline selling station (previously  
granted for a temporary permit; reopened April 14,  
1931).

**NOVEMBER 10, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of stand-  
ards and appeals of a public hearing under the provisions  
of the building zone resolution, *Tuesday morning, November*  
*10, 1931, at 10 o'clock, in Room 1013, Municipal Building,*  
*on the following matters:*

CAL. NO. 257-31-BZ—Application, May 25, 1931, under sec-  
tion 21 of the building zone resolution,  
of Philip J. Sinnott, applicant, on be-  
half of Anna Ellenberg, owner, to per-  
mit in a residence district the alteration  
and change in part of basement from  
residence use to a business use; premises  
1645 Grand concourse, northwest corner  
of Mount Eden avenue, The Bronx.

CAL. NO. 371-31-BZ—Application, July 27, 1931, under sec-  
tion 21 of the building zone resolution,  
of Abner Goldstone, applicant, on be-  
half of Annie V. Long, owner, to permit  
in a business district the erection and  
maintenance of a gasoline service sta-  
tion; premises 824-826 Castleton avenue,  
south side, 29.79 ft. east of Pelton ave-



# CALENDAR

nue, West New Brighton, Borough of Richmond.

NOVEMBER 12, 1931, 10 A. M.

## SPECIAL MEETING.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, November 12, 1931, a 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 163-31-BZ—Application, April 11, 1931, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of George Bechtold, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

CAL. NO. 273-31-BZ—Application, May 29, 1931, under section 7e of the building zone resolution, of Kenlon-Michels Engineering & Contracting Co., Inc., applicant, on behalf of Rita Shue, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 154-156 East 84th street, Manhattan.

CAL. NO. 29-31-BZ—Application, January 19, 1931; withdrawn April 21, 1931; reopened May 5, 1931; denied June 16, 1931; reopened July 21, 1931, under sections 7c and 21 of the building zone resolution, of J. Nelson Cooper, applicant, on behalf of Lincoln Warehouse Corp., owner, to permit in a residence district the erection and maintenance of an extension to an existing business building; premises 1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

CAL. NO. 280-31-BZ—Application, June 4, 1931, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Jasper Mulle, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street, Howard Beach, Borough of Queens.

CAL. NO. 282-31-BZ—Application, June 5, 1931, under section 21 of the building zone resolution, of James H. Galloway, applicant, on behalf of Josephine Lenihan, owner, to permit in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse; premises 102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

CAL. NO. 301-31-BZ—Application, June 15, 1931, under sections 7g and 21 of the building zone resolution, of William Shary, applicant, on behalf of Harold S. Burnham, owner, to permit in a business use district the erection of a garage for the storage of

CAL. NO. 377-31-BZ—Application, July 28, 1931, under sections 7b and 21 of the building zone resolution, of Slee & Bryson, applicants, on behalf of Substantial Homes Co., Inc., general lessee, to permit in a residence district, extending from a business district, the alteration and change of occupancy from residence use to a business use; premises 2-14 Lenox road, southeast corner of Flatbush avenue, Brooklyn.

CAL. NO. 364-31-BZ—Application, July 21, 1931, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of James Carter, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 139-15 South Conduit boulevard (Sunrise highway), south side, 74 ft. east of 245th street (Prospect place), Rosedale, Borough of Queens.

CAL. NO. 386-31-BZ—Application, July 31, 1931, under sections 7a and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Kings County Development Co., owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop upon the premises now occupied by a gasoline service station; premises 4913-4923 Avenue D, northwest corner of Utica avenue, Brooklyn.

CAL. NO. 387-31-BZ—Application, July 31, 1931, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Unity Petroleum Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 212-01 Northern boulevard, northeast corner of 212th street, Bayside, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

NOVEMBER 10, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

276-31-A—29 Scammel street, Manhattan.

314-31-A—29-06 Review avenue, southwest corner of 29th street, Long Island City, Borough of Queens.

380-31-A—1236-1286 Atlantic avenue, Brooklyn.

381-31-A—416-422 Broome street and 194-202 Lafayette street, northwest corner, Manhattan.

391-31-A—461 West 125th street and 436-456 West 126th street, Manhattan.

397-31-A—34-36 West 32nd street, Manhattan.

400-31-A—2-8 Duane street and 236-240 William street, southeast corner, Manhattan.

### *Petitions for Variations.*

330-31-S—509-519 Eighth avenue and 302-304 West 36th street, southwest corner, Manhattan.

390-31-S—12 Dutch street, Manhattan.

399-31-S—158 Monroe street, Manhattan.



# CALENDAR

more than five (5) motor vehicles; premises 1238-1254 Gravesend avenue, west side, 180 ft. south of Avenue J, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## NOVEMBER 12, 1931, 2 P. M. SPECIAL MEETING.

### *Appeals from Administrative Orders.*

- 239-31-A—105 West 42nd street, Manhattan.  
259-31-A—876-880 Edgewater road, The Bronx.  
319-31-A—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.  
347-31-A—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.  
362-31-A—552-554 Seventh avenue, Manhattan.  
363-31-A—111-117 49th street, Brooklyn.  
368-31-A—130 Madison avenue, Manhattan.  
299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.  
*Petitions for Variations.*  
395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.  
106-31-S—145-17 Jamaica avenue, Jamaica, Borough of Queens.  
945-17-S—528-542 Park avenue, Brooklyn.  
359-31-S—950-956 University avenue, The Bronx.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

## NOVEMBER 12, 1931, 4 P. M. SPECIAL MEETING.

### *Rules.*

- 693-20-SR—Proposed Amendment to Plumbing Rules.  
281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

## CALL OF CLERK'S CALENDAR

### TUESDAY, NOVEMBER 17, 1931, AT 2 P. M.

#### *Building Zone Cases.*

- 351-30-BZ.  
APPLICANT—William A. Lacerenza, for James Aquavella, owner.  
PREMISES—205 Rockaway avenue, southeast corner of Pacific street, Brooklyn.  
APPLICATION, under sections 7g and 21 of the building zone resolution,  
TO PERMIT in a business district the alteration and conversion of a portion of a garage (previously granted by the board) into a gasoline selling station (reopened September 29, 1931).  
292-31-BZ.  
APPLICANT—Herman King, owner.  
PREMISES—214-218 Vanderbilt avenue, Brooklyn.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT in a business district the alteration and change of occupancy of a building occupied as a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.  
333-31-BZ.  
APPLICANT—Croker National Fire Prevention Engineering Co., for Firestone Tire & Rubber Co., owner.  
PREMISES—Northwest corner of Northern boulevard and 155th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

405-31-BZ.

APPLICANT—Henry J. Nurick, for George Mazirow, owner.

PREMISES—2130 Atlantic avenue and 275 Saratoga avenue, southeast corner, Brooklyn.

APPLICATION, under sections 6, 7a and 21 of the building zone resolution,

TO PERMIT in a business use district the extension of an existing gasoline service station.

367-31-BZ.

APPLICANT—Harry Urquhart, for Alexander Mintz, owner.

PREMISES—Northeast corner of 117th street and 101st avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business use district the erection and maintenance of a gasoline service station.

## NOVEMBER 17, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 17, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 185-31-BZ—Application, April 28, 1931, under section 7a of the building zone resolution, of Henry J. Nurick, applicant, on behalf of David Stern, owner, to permit in a residence district the erection and maintenance of an extension to an existing business building (bakery); premises 1157-1159 Madison street, north side, 100 ft. east of Central avenue, Brooklyn.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 289-31-BZ—Application, June 8, 1931, under section 21 of the building zone resolution, of John E. Roeser, applicant and owner, to permit in a business district the conversion of occupancy from stores to a motor vehicle repair shop on the first story; premises 1697-1705 Jerome avenue, northwest corner of Clifford place, The Bronx.

CAL. NO. 322-31-BZ—Application, June 25, 1931, under sections 7g and 21 of the building zone resolution, of Bernard Arons, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station; premises 6114-



# CALENDAR

6124 17th avenue, northwest corner of  
62nd street, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## NOVEMBER 17, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

- 376-31-A—148-150 West 24th street, Manhattan.  
388-31-A—536-538 Broadway, Manhattan.  
394-31-A—335-341 West 16th street, Manhattan.  
398-31-A—115-117 Water street and 91 Wall street, southeast corner, Manhattan.

### *Petitions for Variations.*

- 375-31-S—65-69 Nassau street, southwest corner of John street, Manhattan.  
385-31-S—2248 Broadway, southeast corner of West 81st street, Manhattan.

## SPECIAL MEETING.

## NOVEMBER 19, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, November 19, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 264-31-BZ—Application, May 27, 1931, under section 21 of the building zone resolution, of Cairn Operating Corp., applicant and owner, to permit in a residence district the erection and maintenance of a business building (store); premises 93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

CAL. NO. 962-28-BZ—Application, December 17, 1928; withdrawn October 8, 1929; reopened June 30, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for Weidmann & Doyle, on behalf of James Raffaele and Joseph A. Raffaele, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

CAL. NO. 336-31-BZ—Application, July 1, 1931, under section 21 of the building zone resolution, of Manuel M. Voit, applicant, on behalf of Long Island Storage Warehouses, Inc., owner, to permit, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of

an ice skating rink and two (2) stores; premises 288-296 Coney Island avenue and 1-9 Ocean parkway, southwest corner, Brooklyn.

CAL. NO. 629-29-BZ—Application, October 22, 1929; granted on certain conditions January 28, 1930, and wherein the time to obtain permits and to complete work has expired; reopened October 8, 1931, under sections 7g and 21 of the building zone resolution, of Edward W. Murphy, applicant, substituted for Henry C. Brucker, on behalf of Queens County Motor Car Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a warehouse for the storage of more than five (5) motor vehicles, also the installation of a motor vehicle repair shop, a gasoline storage system and a salesroom; premises 137-40 Queens boulevard and 137-28 Barret street, southeast corner, Briarwood, Borough of Queens.

CAL. NO. 571-30-BZ—Application, September 3, 1930; denied January 6, 1931; reopened October 14, 1931, under section 21 of the building zone resolution, of Joseph M. Loneragan, applicant, on behalf of Frank C. Colyer, lessee, to permit in a residence district the alteration and change of occupancy of the basement story of an existing apartment house from dwelling to business use (restaurant); premises 761-765 St. Mark's avenue and 123-147 New York avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## NOVEMBER 19, 1931, 2 P. M.

## SPECIAL MEETING.

### *Appeals from Administrative Orders.*

- 241-31-A—119 West 33rd street, Manhattan.  
230-31-A—117 West 33rd street, Manhattan.

### *Petition for Variation.*

- 201-31-S—1215-1225 Broadway, Manhattan.

## CALL OF CLERK'S CALENDAR

## TUESDAY, NOVEMBER 24, 1931, AT 2 P. M.

### *Building Zone Cases.*

231-31-BZ.

APPLICANT—McCooey & Conroy, for Mary De Luca, owner.

PREMISES—East side of 101st street, 146 ft. south of Liberty avenue, Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of a building occupied as a warehouse for light manufacturing to a garage for more than five (5) motor vehicles.

285-31-BZ.

APPLICANT—John Potts, for Constantinos Demetrookas, owner.



# CALENDAR

PREMISES—Northwest corner of Jamaica Bay boulevard and Nolins avenue (165th avenue), Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

401-31-BZ.

APPLICANT—Joseph P. Bourke, for Apperson Realty Corp., owner.

PREMISES—1-19 Fifth avenue, 622-628 Atlantic avenue and 623-627 Pacific street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

316-29-BZ.

APPLICANT—Marcus & Galt, Inc., present owner.

PREMISES—854 Sound View avenue, southeast corner of Story avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the maintenance and occupancy of a gasoline service station (previously granted a temporary permit; reopened on September 29, 1931).

446-31-BZ.

APPLICANT—Sibley & Fetherston, for Department of Hospitals, City of New York, owner.

PREMISES—Northwest side of Brielle avenue, 1,780 ft. north of Rockland avenue (Sea View Hospital Farm Colony), Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection of a motor vehicle repair shop and garage for more than five (5) motor vehicles as an extension to an existing garage (accessory to a hospital).

## NOVEMBER 24, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 24, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 328-31-BZ—Application, June 29, 1931, under section 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Albert Buschner, owner, to permit in a business district the conversion of the occupancy of an existing building to a motor vehicle repair shop; premises 1245-1255 Nostrand avenue, east side, 42 ft. 6 in. north of Parkside avenue, Brooklyn.

CAL. NO. 303-30-BZ—Application, May 1, 1930; withdrawn October 7, 1930; reopened October 8, 1931, under section 21 of the building zone resolution, of Homack Construction Corp., applicant and owner, to per-

mit in a business district the erection and maintenance of a gasoline service station; premises 117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## NOVEMBER 24, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

370-31-A—Pier No. 22, foot of Pacific street, East River, Brooklyn.

406-31-A—135-25 Northern boulevard, Flushing, Borough of Queens.

407-31-A—1321-1323 61st street, Brooklyn.

### *Petition for Variation.*

408-31-S—1321-1323 61st street, Brooklyn.

## NOVEMBER 24, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

217-21-SR—Proposed amendment to Fuel Oil Rules.

## DECEMBER 4, 1931, 10 A. M.

### SPECIAL MEETING.

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 4, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 318-31-BZ—Application, June 24, 1931, under sections 7a, 7e and 21 of the building zone resolution, of Edward Grauer, applicant, on behalf of Metropolitan Tobacco Co., owner, to permit in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five (5) motor vehicles; premises 649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

CAL. NO. 335-31-BZ—Application, July 1, 1931, under sections 7a, 7c and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of 1743 West Farms Road Realty Corp., owner, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price \$1.25; by mail \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price 30c; by mail 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 4, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the special meeting of the board held on Thursday morning, October 22, 1931; the minutes of the special meeting of the board held on Thursday afternoon, October 22, 1931, and the minutes of the regular meeting of the board held on Tuesday morning, October 27, 1931, also the minutes of the regular meeting of the board held on Tuesday afternoon, October 27, 1931, were approved as printed in Bulletin No. 44, Vol. XVI.

### BUILDING ZONE CASES.

318-31-BZ.

APPLICANT—Edward Grauer, for Metropolitan Tobacco Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7a, 7e and 21 of the building zone resolution, to permit in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

APPEARANCES—

For Applicant: Sidney A. Wolff and Charles C. Wagner.

For Opposition: Edward C. McNally, Samuel A. Morrison and Daniel A. Schwartz.

ACTION OF BOARD—Laid over to December 4, 1931, at 10 a. m., for inspection and report by a committee of board.

322-31-BZ.

APPLICANT—Bernard Arons, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station.

PREMISES AFFECTED—6114-6124 17th avenue, northwest corner of 62nd street, Brooklyn.

APPEARANCES—

For Applicant: Louis H. Pink, Abraham Schoenfeld and Morris Schloss.

For Opposition: Concetta Chiantella, Andrew Lombardi and G. Giacchi.

ACTION OF BOARD—Laid over to November 17, 1931, at 10 a. m., for inspection and report by a committee of board.

335-31-BZ.

APPLICANT—Frederick J. Flynn, for 1743 West Farms Road Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7a, 7c and 21 of the building zone resolution, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

APPEARANCES—

For Applicant: Frederick J. Flynn.

For Opposition: None.

ACTION OF BOARD—Laid over to December 4, 1931, at 10 a. m., for inspection and report by a committee of board.

446-31-BZ.

APPLICANT—Sibley & Fetherston, for Department of Hospitals, City of New York, owner.

SUBJECT—Request for preferential hearing—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection of a motor vehicle repair shop and garage for more than five (5) motor vehicles as an extension to an existing garage (accessory to a hospital).

PREMISES AFFECTED—Northwest corner of Brielle avenue, 1,780 ft. north of Rockland avenue (Sea View Hospital Farm Colony), Borough of Richmond.

APPEARANCES—

For Applicant: Harry E. Mulligan.

For Opposition: None.

ACTION OF BOARD—Request for preferential hearing granted and set for Calendar Call November 24, 1931, at 2 p. m.

THE VOTE TO GRANT PREFERENTIAL HEARING—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

342-31-BZ.

APPLICANT—Martin J. Ort, for Robert Jacobson, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building.

PREMISES AFFECTED—25 Featherbed lane, northwest corner of Davidson avenue, The Bronx.

APPEARANCES—

For Applicant: Martin J. Ort.

For Opposition: Charles V. Scanlan, Amos Ketcher, Philip Aginsky and Max Steinberg.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

THE RESOLUTION—

(342-31-BZ)

WHEREAS, Martin J. Ort, for Robert Jacobson, owner, filed, July 7, 1931, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores); premises 25 Featherbed lane, northwest corner of Davidson avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 4, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; Featherbed lane is in a residence district, and West 174th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 22, 1931 (re App. N. B. 528-31), reads:

"1. Erection of proposed business building (stores) in a residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 90 ft.; to be occupied as a business building (stores); and

WHEREAS, the property under appeal is at the present time unimproved and vacant and lies wholly within the residence use area district and there are at the present time no non-conforming uses in this area; this, if granted, would be the first invasion by non-conforming use; and



# MINUTES

WHEREAS, there have been filed with this application ten objections from immediately affected property owners and no consents; and

WHEREAS, the board deems that applicant has not substantiated his basis of appeal brought under section 21—hardship—of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

329-29-BZ.

APPLICANT—Hugo E. Magnuson, for Frederick Prisco, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the change of occupancy of the building used for automobile showrooms to a garage for the storage of more than five (5) motor vehicles (previously denied under section 21; reopened July 7, 1931).

PREMISES AFFECTED—2849-2855 Fulton street, north side, 24 ft. west of Barbey street, Brooklyn.

APPEARANCES—

For Applicant: James Kearney.

For Opposition: A. Adenbaum.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(329-29-BZ)

WHEREAS, Hugo E. Magnuson, for Frederick Prisco, owner, filed, May 15, 1929; reopened July 7, 1931, an application, under the building zone resolution, to permit in a business district the change of occupancy of the building used for automobile showrooms to a garage for the storage of more than five (5) motor vehicles; premises 2849-2855 Fulton street, north side, 24 ft. west of Barbey street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 4, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fulton street is in a business district; Barbey street is in a residence district, and Schenck avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 3, 1931 (re App. No. 5706-1929), reads:

“Proposed public garage for more than five cars and a repair shop for motor vehicles to be located in a business use district are contrary to Art. II, Sec. 4a of Zone Resolution.”;

and

WHEREAS, the building is of non-fireproof construction, one story in height, with a frontage of 73 ft.  $\frac{1}{4}$  in. and a depth of 100 ft., irregular; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the property under appeal was the subject of an application which was denied by the board under section 21—hardship—of the building zone resolution and was subsequently reopened, subject to section 7, subdivision g, of the building zone resolution; and

WHEREAS, applicant has filed 88 per cent consents of an area deemed affected and fixed by the board in substantiation of his basis of appeal under section 7, subdivision g, of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that

the application be and it hereby is *granted on condition* that the building shall be restricted to one story in height above grade, used solely for garage purposes; that the front elevation shall be constructed of white brick; that the rear and gable walls shall be unpierced throughout their entire height and length; any skylights installed in the roof shall be set back not less than 15 ft. from the lot lines, glazed with  $\frac{1}{4}$ -inch plate glass, protected with wire guards above and below; that the ceiling of the garage shall be fire-retarded in accordance with the rules of the board of standards and appeals; there shall be no portable gasoline tanks operated or maintained on the premises; any advertising signs shall be restricted to one projecting electric sign, indicating the name and nature of the business conducted on the premises; there shall be not more than two vehicular entrances to the garage, both located on Fulton street, each entrance to be not more than 12 ft. wide with curb cuts directly in front of said entrances not more than 14 ft. wide each; all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

135-31-BZ.

APPLICANT—William Richter, for Philip J. Rentz, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied; reopened September 15, 1931).

PREMISES AFFECTED—239-241 Palmetto street, north side, 200 ft. east of Wilson avenue, Brooklyn.

APPEARANCES—

For Applicant: William Richter.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(135-31-BZ)

WHEREAS, William Richter, for Philip J. Rentz, owner, filed, March 23, 1931; denied June 30, 1931; reopened September 15, 1931, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles (previously denied); premises 239-241 Palmetto street, north side, 200 ft. east of Wilson avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 4, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Palmetto street is in a residence district; Gates avenue is in a business district; Wilson avenue is in a business district; Knickerbocker avenue is in a business district, and Woodbine street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 16, 1931 (re Applic. No. 2805-1931), reads:

“Proposition contrary to Art. II, Sec. 3 of the Zone Resolution.”;

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 24 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the application formerly before the board was opposed by the synagogue immediately in the rear of the property under appeal and the application at that time was



# MINUTES

laid over for an inspection of the premises by a committee of the board, a report of which inspection was unfavorable to the granting of the application and it was denied under section 21 of the building zone resolution; and

WHEREAS, the application was subsequently reopened subject to the provisions of section 7g of the building zone resolution, which section has been substantiated by the filing of over 80 per cent of consents of affected property owners within an area deemed affected and fixed by the board, including the consent of the synagogue in the rear, which previously objected, so that there are consents filed representing practically every parcel of ground on Palmetto street between Knickerbocker avenue and Wilson avenue and property immediately in rear.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the buildings erected on the premises shall be of masonry construction, limited to one story in height above grade, with roof of flat design surrounded on all sides by a parapet wall, not less than 2 ft. 6 in. high; that on the rear of the lot under appeal there shall be erected and maintained a one-story dwelling and that the garage use shall be set back from the rear lot line not less than 25 ft. and there shall be no garage use for the full width of the property within 25 ft. of the rear lot line; there shall be no advertising signs of any nature or description on the premises; that the use of the garage shall be restricted to cars of the pleasure-car type; there shall be no gasoline storage on the premises other than in tanks of cars stored thereon; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

347-29-BZ.

APPLICANT—Samuel Rosenblum, for Infried Realty Corp., owner.

SUBJECT—Application for reopening—extension of time to complete work—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Sedgwick avenue, 150 ft. south of West 167th street, The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and time to complete work extended one year.

THE VOTE TO REOPEN AND EXTEND TIME—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(347-29-BZ)

WHEREAS, Samuel Rosenblum, for Infried Realty Corp., owner, filed, May 21, 1929, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises west side of Sedgwick avenue,

150 ft. south of West 167th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 23, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sedgwick avenue and Lawrence avenue are in a business district; West 167th street, west of Sedgwick avenue, is in an unrestricted district, and West 167th street, east of Sedgwick avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 6, 1929 (re Applic. N. B. 649-1929), reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 175 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board did make a variation of the building zone resolution in a prior case affecting property on the same street front under section 7e of the building zone resolution; and

WHEREAS, the board deems that this case comes within the purview of section 7e and is further justified under section 21 of the building zone resolution because of the existing contiguous unrestricted area; and

WHEREAS, this application was granted by the board at its meeting, July 23, 1929, on certain conditions, and applicant requested a modification of these conditions to permit the erection at this time of a one-story building and, also, for an extension of time, and now requests a further extension.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed in height two stories above grade, permitting the erection of a one-story building at this time; that the gable wall shall be unpierced throughout its entire height and length; that the front elevation shall be of light-colored face brick with all openings trimmed with cut stone or architectural terra cotta architraves, heads and sills; that the front parapet wall shall be not less than 5 ft. at any point above the roof level and shall be treated with pediment design over the openings with turret effect in the center; there shall be no advertising of any nature or description displayed on the exterior of this building, other than one projecting electric sign, indicating the name and title of the business conducted on the premises; that no portable gasoline tanks shall be operated outside the premises; that any ramp installed shall be located not less than 10 ft. inside the building line on sidewalk grade; that the architect shall make a return of the drawings to this board for approval in accordance with the foregoing conditions before submission to the bureau of buildings. that all permits required shall be obtained within six months and all work involved thereby completed within one year from November 5, 1931.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 4, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

295-31-A.

APPELLANT—L. J. Frantz, for Moskowitz & Berman, owners.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—601-635 Van Sinderen avenue, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

291-31-A.

APPELLANT—Martin J. Ort, for Edward P. Doyle, for George E. Watson, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—491 Broadway and 446 Broome street, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(291-31-A)

WHEREAS, Martin J. Ort, for Edward P. Doyle, for George E. Watson, owner, filed, June 9, 1931, an appeal from an order of the fire commissioner, affecting premises 491 Broadway and 446 Broome street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 19, 1931 (Order No. 85399-F), reads:

"1. Provide a tank on roof of at least 3,500 gal. capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Sections 580-581, Ch. 5, Code of Ordinances.";

and

WHEREAS, the building, erected in 1896, is fireproof, twelve stories in height, 32 ft. 8 in. by 125 ft., irregular, in area; OCCUPIED: 1st story, stores; upper stories, tenant factories, approximately 20 persons per story; and

WHEREAS, appellant contends that the building is provided with a sprinkler system fed from two 7,500-gallon capacity pressure tanks; that the 1,250-gallon capacity gravity tank supplying the standpipe system is located 10 ft. above the hose outlet in the top story, and requests the acceptance of existing conditions as to the capacity and location of the gravity tank supplying the standpipe system; and

WHEREAS, the building was erected in 1896, at which time the present standpipe system was installed and apparently accepted by the departments having jurisdiction; and

WHEREAS, the appellant proposes to install a new tank which will have a reserve of 2,500 gallons for the standpipe system.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the bottom of the standpipe tank shall not be less than 10 ft. above the hose outlet at top story; that a new tank shall be installed with a reserve of not less than 2,500 gallons for the standpipe system; that the hose on the top story shall be equipped with ½-inch nozzle; that the building shall be equipped with sprinkler system fed from two pressure tanks of not less than 7,500 gallons each, that the system shall be equipped with central office connection and that it shall not be increased in height or area, and that the standpipe system shall comply with the standpipe rules in all other respects.

325-31-A.

APPELLANT—John J. Gilmartin, for 826 Broadway Corp., owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—826-828 Broadway and 57-61 East 12th street, northeast corner, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(325-31-A)

WHEREAS, John J. Gilmartin, for 826 Broadway Corp., owner, filed, June 26, 1931, an appeal from orders of the fire commissioner, affecting premises 826-828 Broadway and 57-61 East 12th street, northeast corner, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated June 8, 1931, read:

"Order No. 83785-F:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Secs. 580-581, Ch. 5, Code of Ordinances, and Rule 91 of the Board of Standards and Appeals.";

and

"Order No. 83787-F:

"1. Arrange the standpipe system to conform to the requirements of the Rules of the Board of Standards and Appeals and comply with the following orders:

"(a) Arrange the house water supply pipe so that same will connect with tank on the outside of the roof above the 3500 gallon mark only. Secs. 580-581, Ch. 5, Code of Ordinances and Rules of the Board of Standards and Appeals.";

and

WHEREAS, the building, erected in 1902, is fireproof, eleven stories in height, 42 ft. 11 in. by 153 ft. 6 in., irregular, in area; OCCUPIED: 1st story, stores; upper stories, tenant factories, approximately 40 persons per story; and

WHEREAS, appellant contends that the 2,500-gallon gravity tank supplying the house and also the standpipe system is located 8 ft. 6 in. above the top story outlet; that the building is provided with a sprinkler system, and proposes to reconnect the house supply line so as to leave 2,000 gallons reserved for standpipe use; and

WHEREAS, the building was erected in 1902, at which time the present standpipe system was installed and accepted by the departments having jurisdiction.

*Resolved*, that the orders of the fire commissioner be and



# MINUTES

they hereby are *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above top story outlet and the capacity of said tank, *on condition* that the elevation of the bottom of standpipe tank shall not be less than 8 ft. 6 in. above top story hose outlet and that the hose on the top story shall be equipped with 1/2-inch nozzles; that a reserve of 2,000 gallons shall be maintained for the standpipe system at all times; that an automatic, electric-driven filling pump of not less than 65 gallons per minute capacity shall be installed and maintained in this building for use of standpipe tank; that the building shall be equipped with a two-source wet sprinkler system; that the building shall be not increased in height or area, and that the standpipe system shall comply with the standpipe rules in all other respects.

227-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Compound Specialty Co., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—47-05 5th street, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(227-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Compound Specialty Co., lessee, filed, May 14, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 47-05 5th street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated September 23, 1930 (Order No. 36101-LC), reads:

"You are hereby notified that an inspection of the above premises used for the storage of inflammable oils, etc., shows that the following must be done before the permit requested by you can be issued:

FORTHWITH:

"2. Provide an approved storage system for storing and handling inflammable oils and liquids (benzole). Plans and specifications to be filed with and approved by this Department before work is commenced.";

and

WHEREAS, the decision of the fire commissioner, rendered May 8, 1931, reads:

"In reply to your letter of April 20th, advising that you have been retained by the owners to appeal from the requirements of Order 36101-LC and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued, therefore, your request is denied.";

and

WHEREAS, the building is non-fireproof, two stories in height, 50 ft. by 100 ft. in area; OCCUPIED: 1st story, mixing and thinning enamels and paints, 4 persons; 2nd story, office and storage of empty cans, 2 persons; and

WHEREAS, appellant contends that the inflammable liquid in question is fifty gallons of benzole, which is received in a steel drum; that it is immediately used in the processes and that none is stored overnight; that the building has been

used practically as at present since 1908 and fire department permits were regularly issued; and

WHEREAS, the present use has been in existence under permits issued by the fire department since 1915 up to and including August, 1930, and the order has been placed against the use of benzole in the mixing of lacquers in connection with the business conducted on the premises.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted on condition* that not more than one drum of benzole with a capacity of fifty gallons shall be received and used each day, said drum to be kept at all times in a fireproof vault, vented to the outer air, and equipped with self-closing fireproof door; that the use of these premises for the purpose requested shall be confined to first floor only; that the second floor shall be maintained for the storage of unused new cans and for office with but one occupant; that the occupants of the first story shall be limited to not more than four persons; that such additional fire-fighting appliances as required by the fire department shall be installed in the building; that the building shall be not increased in height or area; that no empty drums used for benzole storage shall be stored or used on the premises over twenty-four hours.

244-31-A.

APPELLANT—Herman Goldman, for Samek Realty Corp., lessee.

SUBJECT—Application for reopening—modification—re Appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—29 West 34th street, Manhattan.

APPEARANCES—

For Appellant: Harry G. Liese.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(244-31-A)

WHEREAS, Herman Goldman, for Samek Realty Corp., lessee, filed, May 19, 1931, an appeal from orders and a decision of the fire commissioner, affecting premises 29 West 34th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated February 27, 1931, read:

"Order No. 83054-F:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Secs. 580-581, Ch. 5, Code of Ordinances, and Rule 91 of the Board of Standards and Appeals.";

and

"Order No. 83055-F:

"You are hereby ordered and required, within 20 days from the date of the service of this order, to:

"1. Arrange the standpipe system to conform to the requirements of the Rules of the Board of Standards and Appeals and comply with the following orders:

"a. Arrange the house water supply pipe so that same will connect with tank on the outside thereof above the 3,500 gallon mark only.

"b. Provide adequate heating apparatus for standpipe tank, to prevent water in same from freezing.

"c. Provide an O-S & Y gate valve on the down stream side of tank check.

"d. Provide approved pressure reducing valves, or



# MINUTES

pressure reducers, to reduce the pressure to not more than 50 pounds per square inch at standpipe outlets, all stories.

"e. Provide a  $\frac{3}{4}$ " open or automatic ball drip for standpipe line inside of building at lower level between check valve and outside siamese connection.

"f. Repair or replace broken caps on siamese at street front.

"g. Paint the street riser, wall collars and caps of siamese connection of standpipe a fire department red.

"h. Remove the bonnets or caps of all tank check valves and clean the interior of said valves of all rust or other accumulations. The body of the valve to be given then a good coat of red lead and linseed oil. NOTE: Above work to be done in the presence of a representative of this department.

"i. Protect all standpipe lines that are not located within a fire-resisting enclosed stairway, either a covering of 1-inch asbestos, expanded metal lath with  $\frac{3}{4}$ " of Portland cement plaster or by a tight, well-pointed enclosure of 2" terra cotta blocks."

and

"Order No. 83057-F:

"You are hereby ordered and required, within 20 days from the date of the service of this order, to:

"1. Replace the missing shutters with proper iron shutters or approved fireproof windows at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at north, east and west sides of building or other approved protection, as per Sec. 375, Art. 18, Ch. 5 of the Code of Ordinances."

and

WHEREAS, the decision of the fire commissioner, rendered May 18, 1931, reads:

"This will reply to your communication of April 22nd, 1931, in which you state that in attempting to file papers regarding orders No. 83054-5-7-F with the Board of Standards and Appeals, that you were told to file a request to this department for inspection and decision as to the applicability of the orders.

"You are advised that it is our conclusion that the above orders apply and must be complied with."

and

WHEREAS, the building is fireproof, twelve stories in height, 25 ft. by 98 ft. in area on the first story; OCCUPIED: 1st story, women's wear, retail, 12 persons; 2nd story, offices, 18 persons; 3rd story, offices, 2 persons; 4th story, offices, 4 persons; 5th story, vacant; 6th story, offices, 8 persons; 7th story, offices, 5 persons; 8th story, offices, 6 persons; 9th story, offices, 12 persons; 10th story, offices, 9 persons; 11th story, offices, 14 persons; 12th story, offices, 6 persons; means of EGRESS consist of a non-fireproof stairway, extending from the first story to the roof, and a fire escape on the rear of the building; the building being equipped with a standpipe system with a 5,000-gallon tank and 3,000 gallons reserve for standpipe system; the tank being erected 4 ft. 6 in. above the roof; building was erected in 1906; windows in the rear wall and in the easterly and westerly wall which are within 30 ft. of openings in the adjoining buildings; and

WHEREAS, appellant contends that the standpipe is adequate for the purpose of the system throughout the building, is in a state of efficiency and that the windows in the adjoining building are protected and well equipped; and

WHEREAS, this appeal was granted by the board at its meeting, September 15, 1931, on certain conditions, and appellant requested a modification of these conditions and a granting of the appeal as to windows.

Resolved, that the orders and decision of the fire commissioner be and they hereby are modified, and that the appeal be and it hereby is granted, as to Order No. 83054-F, Item 1, on condition that the bottom of the tank shall be not

less than 12 ft. above the top story hose outlet; as to Order No. 83055-F, Item 1-a, that a reserve of 2,100 gallons shall be maintained for the standpipe system, and that the standpipe system shall comply with the rules in all other respects; that the standpipe hose on the top story shall be equipped with  $\frac{1}{2}$ -inch nozzles; that the building shall be not increased in height or area, and granted so long as the use and occupancy remain substantially unchanged; as to Order No. 83057-F, Item 1, that the appeal be and it hereby is granted, only so far as it affects the windows on the west wall of the building, so long as the exposure to the west remains unchanged, that is affecting the distance 22 ft. to exposures to west and the windows on the building to the west shall be fireproof and said building to west shall be sprinklered, and denied in all other respects as to Order 83055-F.

## PETITIONS FOR VARIATIONS.

355-31-S.

PETITIONER—Otto Straek, for Strack Realty Corp., owner.

SUBJECT—Variation of the labor law, as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—212-224 East 23rd street, Manhattan.

APPEARANCES—

For Petitioner: W. J. McKenna.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(355-31-S)

WHEREAS, Otto Straek, for Strack Realty Corp., owner, filed, July 15, 1931, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 212-224 East 23rd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 14, 1931 (Alt. Appl. No. 247-31), reads:

"9. Windows should comply with Sect. 264 Labor Law and Rule 503 of the Industrial Code."

and

WHEREAS, the building, now in course of construction, is fireproof, twelve stories and pent house in height, 33 ft. 4 in. by 92 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and manufacturing, 20 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: three interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, there are openings in the street wall of the building on the first and second stories glazed with  $\frac{1}{4}$ -inch thick plate glass; the maximum area of the glass in the first story being 68 in. by 104 in. and on the second story 38 in. wide and 74 in. high; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the two lower stories of the building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted, only so far as it affects the windows on the street front, first and second stories, on condition that the windows on the second story shall be not more than 4 ft. wide each and that the windows on first and second stories shall be equipped with metal frames and sash, glazed with  $\frac{1}{4}$ -inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

343-31-S.

PETITIONER—Martin J. Ort, for County Holding Co., owner.



# MINUTES

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—45-51 Rose street and 17-27 Vandewater street, Manhattan.

APPEARANCES—

For Petitioner: Martin J. Ort and John Galligan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

THE RESOLUTION—

(343-31-S)

WHEREAS, Martin J. Ort, for County Holding Co., owner, filed, July 7, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 45-51 Rose street and 17-27 Vandewater street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 16, 1931 (Order No. 84273-LD), reads:

"1. Replace wood doors opening to interior stairway at Rose Street side of building with approved fire doors and arrange all doors on said stairway to be self-closing as per Section 271 of the Labor Law.

"3. Replace wood doors at openings to interior stairway at Vandewater Street side of building with approved fire doors and arrange all doors to open outwardly as per Section 271 of the Labor Law."

and

WHEREAS, the decision of the fire commissioner, rendered June 19, 1931, reads:

"This will reply to your letter of May 25th, 1931, in which you request the rescindment of order No. 84273-LD, a reissuing of same under a recent date, so that the owner may appeal to the Board of Standards and Appeals within twenty days from the date thereof as required by the rules of the Board.

"Your request to rescind order No. 84273-LD and reissue same is denied."

and

WHEREAS, the building, erected in 1881, is non-fireproof, eight and nine stories in height, having a frontage of 96 ft. 4 in. on Rose street, 132 ft. on Vandewater street and a depth of 225 ft. 6 in.; OCCUPIED (Rose street building): 1st story, vacant; 2nd story, office, 80 persons; 3rd story, office, 80 persons; 4th story, bookbinder, 80 persons; 5th story, printer, 80 persons; 6th story, linotype, 80 persons; 7th story, electrical workers, 80 persons; 8th story, printers, 80 persons; 9th story, jewelry, 80 persons; (Vandewater street building): cellar, lithographic plates, 90 persons; 1st story, warehouse, 90 persons; 2nd story, printer, 90 persons; 3rd story, bookbinder, 90 persons; 4th story, printer, 90 persons; 5th story, bookbinder, 90 persons; 6th story, printer, 90 persons; 7th story, printer, 90 persons; 8th story, machine shop, 90 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to top story, enclosed in fireproof partitions, with wood and also fireproof doors at openings; a fire escape on the center court wall of the building, having fireproof openings along the course thereof, extending from the roof to the inner court, with EGRESS from the termination of the fire escape by means of 12 ft. wide driveway to street; ROOFS of adjoining buildings are three to six stories lower; and

WHEREAS, petitioner requests the acceptance of existing conditions as to the doors at the openings in the stairway enclosures.

Resolved, that the order and decision of the fire commissioner be and they hereby are affirmed, and that the petition be and it hereby is denied.

376-30-S.

PETITIONER—Samuel Rosenblum, for Minnie H. Brenneis, owner.

SUBJECT—Application for reopening—modification—re Variation of the labor law, as cited in order and a decision of the fire commissioner.

PREMISES AFFECTED—40 East 12th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(376-30-S)

WHEREAS, Samuel Rosenblum, for Minnie H. Brenneis, owner, filed a petition for a variation from the requirements of the labor law, as required in orders and a decision of the fire commissioner, affecting premises 40 East 12th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated December 28, 1929, read:

"Order No. 67939-LD:

"1. Arrange the exterior screened stairway at rear of building serving as a required means of egress so that same will conform to Section 268 or the Labor Law.

"Defects noted as follows:

"(3) No safe egress from termination of fire-escape to street."

and

"Order No. 67940-LD:

"1. Replace the present wood doors at openings to interior stairway with approved self-closing fire doors, as per Section 271 of the Labor Law."

and

WHEREAS, the order of the fire commissioner, dated April 17, 1930 (Order No. 74094-LD), reads:

"1. Reduce the area of wired glass in partitions enclosing stairway so that no single pane of glass shall exceed 360 sq. inches and a total of not more than 720 sq. in. on any story, as per Rule 505 of the Industrial Code."

and

WHEREAS, the decision of the fire commissioner, rendered June 4, 1930, reads:

"Re Premises 40 E. 12th St., Manhattan.

"In reply to your inquiry made at this office to-day requesting rescindment of Orders No. 74094-LD, 67939-LD and 67940-LD, you are advised that your request for rescindment must be denied."

and

WHEREAS, the building is fireproof, eight stories in height, 25 ft. by 96 ft. 3 in. in area at first story and 25 ft. by 90 ft. 3 in. in area above; OCCUPIED: 1st story, store, 5 persons; 2nd story, storage of buttons, 2 persons; 3rd story, printing and office, 6 persons; 4th story, imitation leather, 8 persons; 5th story, printers, 6 persons; 6th story, vacant at present; 7th story, artificial leather goods and bags, 7 persons; 8th story, vacant at present; EQUIPPED with a fire alarm signal system; EXITS: an interior iron stairway, extending from the first story to roof story, enclosed in fireproof partitions with glass sash, with kalamein and wire glass, wood trim, doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the second story balcony, with EGRESS from the termination of the fire



# MINUTES

escape by means of connections to exterior stair on building at rear (No. 61 East 11th street) and also to fire escape on rear of building adjoining to the east (44 East 12th street), there being, also, a fire escape on front of building, extending from top story to second story balcony, with drop ladder leading to sidewalk; ROOFS of adjoining buildings: to east and west, one story lower; and

WHEREAS, petitioner, as to Order No. 67939-LD, contends that this connection was permitted by the owner of the premises in question to the owner of 61 East 11th street and was the subject matter of a variation relative to premises 61 East 11th street in 1920, at which time a variation was granted for the egress from the termination of the fire escape at 61 East 11th street, permitting a connection to these premises at 40 East 12th street; as to Order No. 74094-LD, contends that there is a wire glass fixed sash in the north wall of the stair hall enclosure; this wire glass consists of four lights, each light 23 in. by 29 in., except on the second floor, where the lights are 29 in. by 41 in.; they are fixed fire glass in metal frames, but the trim around said sashes is of wood; this wood trim, however, is placed flush against the fireproof partition of the stair hall enclosure; there are, also, wire glass panels in the stair hall doors of a size 30 in. by 45 in. in. with a transom overhead of 21 in. by 41 in.; the wire glass panels in the elevator doors are 21 in. by 41 in.; that when this building was erected in 1899 it was fireproof construction and this was the construction permitted at that time, and as to Order No. 67940-LD, contends that these doors were installed at the time of the erection of the building in 1899; and

WHEREAS, this petition was granted by the board at its meeting, October 14, 1930, on certain conditions, and petitioner requested a modification as to ownership.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 67939-LD, Item 1, *on condition* that there shall be maintained a party balcony connecting the fire escape at the rear of No. 40 East 12th street to the rear of 61 East 11th street, also that an exit to 42 East 12th street be maintained at the rear with egress to yard of No. 44 East 12th street; that the consent of owners of No. 61 East 11th street and No. 42 East 12th street shall be filed in the fire department; that the labor law shall be complied with in all other respects and that the building shall be not increased in height or area, and that the petition, as to Order No. 67940-LD, Item 1, and petition as to Order No. 74094, Item 1, be *denied*.

## RULES.

217-21-SR.

PETITIONER—American Oil Burner Association, Inc.  
SUBJECT—Fuel Oil Rules—Application for reopening—re amendment.

APPEARANCES—

For Petitioner: Harry F. Tapp.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing November 24, 1931, at 4 p. m.

THE VOTE TO REOPEN AND SET FOR PUBLIC HEARING—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## APPLIANCES SUBMITTED FOR APPROVAL.

198-31-SA.

PETITIONER—Brooklyn Domestic Engineering Corp., for Silent Champion Engineering Corp., owner.  
SUBJECT—Silent Champion Oil Burner, Model D, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Placed on Reserve Calendar and submitted to the fire department for test and report.

396-31-SA.

PETITIONER—Herbert Appleby, for Schwarze Electric Co., owner.

SUBJECT—Schwarze Single Stroke Bells for Fire Alarm Duty, Nos. 37-A and 37-D, approval of.

APPEARANCES—

For Petitioner: H. B. Barnett.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Placed on Reserve Calendar and submitted to the fire department for test and report.

444-31-SA.

PETITIONER—Marine Oil Corp., for Goodrich Oil Burner Corp., owner.

SUBJECT—Goodrich Oil Burner, Models G-0, G-1, G-2 and G-3, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Placed on Reserve Calendar and submitted to the fire department for test and report.

470-31-SA.

PETITIONER—J. A. Flynn, for Todd Dry Dock, Engineering & Repair Corp., owner.

SUBJECT—Todd Spiro Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Placed on Reserve Calendar and submitted to the fire department for test and report.

513-31-SA.

PETITIONER—Autopulse Corp., owner.

SUBJECT—Autopulse Electric Oil Pump, Model 600, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Placed on Reserve Calendar and submitted to the fire department for test and report.

520-31-SA.

PETITIONER—Gilbert & Barker Manufacturing Co., owner.

SUBJECT—Gilbert & Barker Junior Flexible Flame Domestic Oil Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Placed on Reserve Calendar and submitted to the fire department for test and report.

40-31-SA.

PETITIONER—W. C. McTarnahan, for Petroleum Heat & Power Co., owner.

SUBJECT—Petro Oil Burner, Models D-10, D-11, D-12, D-13, D-14 and D-15, approval of.



# MINUTES

## APPEARANCES—

For Petitioner: R. A. Davidson and Carl Franzen.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and placed on Reserve Calendar pending test and report of fire department.

## THE VOTE TO REOPEN AND PLACE ON RESERVE CALENDAR AND REFER TO THE FIRE DEPARTMENT FOR REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

Adjourned 4.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## \*CORRECTION.

The minutes of the meeting of the board of standards and appeals held July 21, 1931, as they appeared in Bulletin No. 30, Vol. XVI, are hereby corrected to read as follows:  
THE RESOLUTION—

(179-31-A)

WHEREAS, Queens Borough Gas & Electric Co., owner, filed, April 24, 1931, an appeal from an order of the fire commissioner, affecting premises foot of Beach 109th street, Jamaica Bay, northwest corner of Beach 108th street and Wainwright avenue, Rockaway Beach, Borough of Queens, and

WHEREAS, the order of the fire commissioner, dated April 17, 1931, reads:

"With reference to your letter of April 10th, relative to the drip oil tanks located on your premises at the Ft. of Beach 109th Street, Rockaway Beach, against which order No. 41186-LC dated Feb. 13, 1931, had been issued.

"This order 41186-LC dated Feb. 13, 1931, reads as follows:

"1. Remove all drip and holder oil from the three recently erected above ground tanks (capacities 4,500 gal. 10,000 gal. and 9,200 gal.) for the reason that the erection of said tanks is a violation of that part of Board of Standards and Appeals resolution (Cal. No. 949-22-A) which reads 'That the existing oil storage capacity to be not increased.'

"The Bd. of Appeals on August 3rd, 1922, granted an appeal on order 72220-C dated June 24, 1922, on condition that the existing oil storage capacity be not increased.

"When you installed these drip tanks you had increased the oil storage capacity which was the cause for the issuance of order 41186-LC.

\* Correction—Number "945" changed to "949" in next to last line of resolution.

"This Department has no objection to the taking of an appeal even though the 20 days' limitation has expired."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 474 ft. on Beach 108th street and 778 ft. along Jamaica Bay, upon which is located an oil storage plant; and

WHEREAS, appellant contends that the tanks in question are three tanks indicated No. 1, No. 2 and No. 3 on the filed plans; they are used for the storage of "drip" oil; No. 1 has a capacity of 4,508 gallons; No. 2 a capacity of 10,624 gallons and No. 3 a capacity of 9,209 gallons; appellant contends, further, owing to the proximity of the water level to the surface of the ground, that it is impractical to bury the tanks and that these additional tanks are necessary in the proper conduct of appellant's business.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects three tanks, the nearest side of any proposed tank to the gas holder, shown on the plans submitted with this appeal, at the easterly side of the premises under appeal, shall be not less than 15 ft., *on condition* that the tanks shall be approximately the following capacities: No. 1, 4,500 gallons; No. 2, 10,624 gallons, and No. 3, 9,200 gallons, for the use and storage of drip oil; that the tanks shall be enclosed separately in a concrete enclosure with a concrete flooring, the flooring to be not less than 6 in. in thickness, the walls of the enclosure to be not less than 12 in. in thickness, to be carried up to 1 ft. above the tops of the tanks; that each enclosure shall have a capacity of not less than one and one-half times the capacity of the tank so enclosed; that a Foamite and steam fire-extinguishing system shall be installed, satisfactory to the fire department, with a remote control for the fire-fighting appliances not less than 25 ft. from the tanks, and that the resolution in Cal. No. 949-22-A otherwise shall be complied with.

# PUBLIC HEARING

## PROPOSED AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Tuesday, November 24, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules. Matter in *italics* is new. Matter in brackets [ ] is old matter to be omitted.

### Rule 8. Piping for Fuel Oil.

#### Section 3. Fill Pipes.

(a) Each tank shall be provided with a separate fill pipe, except as otherwise stated in these rules, which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall

be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located *at or above grade in front of the building or at the side of the building adjacent to a driveway and as remote as practicable from any building opening or subway gratings. The distance between the fill line terminal and the driveway as the case may be shall not exceed thirty (30) feet.*

(b) Where the top of the tank is above the fill box the fill pipe shall be connected to the top of the tank and be provided with a gate valve sealed closed when not in use at the tank, and a swinging check valve shall be provided in the fill line at the fill box.



# PUBLIC HEARING

## PROPOSED AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, GAS PIPING AND VENTILATION OF BUILDINGS

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924, and May 5, 1931.

[693-20-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on November 12, 1931, at 4 p. m., Room 1013, Municipal Building on proposed amendments to Plumbing Rules. Matter in *italics* is new. Matter in brackets is old matter to be omitted.

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of a *approved* circulating type [approved by Department of Water Supply, Gas & Electricity]. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an *approved* circulating system [approved by Department of Water Supply, Gas & Electricity] shall be installed.

# PUBLIC HEARING

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on November 12, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.

13. Approved 3 in. x 3 in. siamese, with approved caps.

14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.

15. The siamese street riser, wall collars and caps painted a Fire Department red.

16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.

17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# RULES

## FUEL OIL RULES

### CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS

(217-21-SR)

Adopted by the Board of Standards and Appeals November 6, 1919; Admended January 6, 1922; January 18, 1924; October 19, 1926; September 11, 1928; January 11, 1929; March 20, 1931, and May 12, 1931.

#### Rule 1. Definitions.

For the purpose of these rules the following terms shall be interpreted in accordance with these definitions:

##### DEVICES:

No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

DISCHARGE LINE shall be the line between the discharge outlet of the pump and the burner oil inlet connection.

DWELLINGS are buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories and monasteries.

FILL LINE is the line between the fill box and the fill pipe connection in the storage tank.

##### FIRE RETARDING MATERIALS:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or asbestos boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.

FIRM FOUNDATION: A firm foundation is one which will carry the maximum load to which it shall be subjected without exceeding the safe bearing capacity of the soil.

FUEL OIL: Any liquid mixture, substance or compound, derived from petroleum, which does not exit an inflammable vapor below a temperature of 125° F. when tested in a Tagliabue open cup tester (Chapter X Article I Code of Ordinances).

The use of crankcase refuse oil as fuel oil is strictly prohibited.

GAUGING DEVICE: A means by which the level of the oil in a storage tank may be indicated.

HEATERS: A device for heating fuel oil for the purpose of decreasing the viscosity.

OIL BURNER: A device designed for the purpose of burning fuel oil.

OVERFLOW PIPE: A pipe which conveys by gravity the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

RELIEF VALVE: A valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

REMOTE CONTROL: A hand, electric, or mechanically operated device to shut off the oil supply.

RETURN LINE: A line for the purpose of conveying by-passed oil to a storage tank.

SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.

SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.

SUPPLY LINE: That portion of the line between the storage tank and the oil pump inlet connection. Where a pump is not used it shall be that portion of the line between Storage Tank and the burner oil inlet connection.

SWING JOINT: A connection made in a pipe line by means of a combination of fittings so that the tank can settle naturally without breaking the line or impairing the efficiency of the connection.

#### Rule 2 (a). Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks.

#### (b). Oils Not Permitted.

Oils derived from or including petroleum that have a flashpoint below a temperature of 125 degrees Fahrenheit, when tested in a Tagliabue open cup tester, shall not be used as a fuel to produce heat or power.

(c) Fuel Oil, within the meaning of these rules, having a flashpoint between 125 degrees and 150 degrees F may be used for heating when the quantity stored is limited as prescribed in rule 4, section 1, subdivision i. If used in tenement houses, commercial or industrial plants, a certificate of fitness for the operator of the plant shall be required as per Rule 15.

#### Rule 3. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

(a) In all buildings fuel oil storage tanks over 275 gallons shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway, and, if practicable, tanks shall be placed in a lower position than the roadbed of the subway.

#### Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

##### Section 1. Inside of Buildings Above Ground.

(a) Tanks having a capacity of 275 gallons or less may be installed in lowest story of dwellings as outlined in these Rules when located at least ten (10) feet, measured horizontally from any fire or flame, provided such tank shall be mounted on substantial incombustible supports and firmly anchored to floor and ceiling or floor and wall, or to a weight greater than the buoyancy of tank when empty to prevent floating; such support to meet the approval of the Fire Department. When this type of installation is used, the provisions of subdivisions b to j shall not apply. This subdivision shall apply only to one and two-family dwellings.

(b) Where tanks cannot be buried and are located in the lowest story of any building they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.



# RULES

(c) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(d) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(e) A space of least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(f) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.

(g) Not more than one tank shall be placed in an enclosure.

(h) In frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons.

(i) In non-fireproof and fireproof buildings, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

(j) In dwellings as defined in these rules the total storage capacity of fuel oil with flashpoint between 125 degrees and 150 degrees F. shall not exceed 1,100 gallons.

## Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (h) and (i).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of concrete which shall extend at least one (1) foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks of one hundred and fifty thousand (150,000) gallons or less capacity are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks of one hundred and fifty thousand (150,000) gallons capacity or less have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be

built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Section 5. Common Fill and Header Line.

Where a battery of tanks is installed containing the same degree of oil a common fill and header line may be installed provided the area of the fill or header line is equal in sum total to the area of the branch fill lines, and each branch line is provided with a shut-off valve, not more than four (4) tanks will be permitted in any one battery.

## Section 6. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-quarter ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

## Rule 5. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket-gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler or furnace of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than one (1) quart capacity each or other equivalent fire extinguishers for extinguishing oil fires.



# RULES

## Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

### Section 1. Cylindrical Tanks (except vertical tanks located outside of buildings above ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the open hearth process and known to the trade as "tank steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks:

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and spacing of rivets:

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

### Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will

develop the full net sections of the bars so that the bar will break before the connection will let go.

### Section 3. Oval or Obround Tanks.

Oval or obround tanks not exceeding a capacity of 275 gallons may be used in dwellings as defined in these rules when constructed of No. 10 gauge open hearth steel free from laminations or cracks. The tanks to be equipped with flanged and dished heads. The radius of dishing of heads to be equivalent to the small diameter of tank, a  $\frac{1}{2}$ -inch flange is to be used.

### Section 4. Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted watertight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than  $\frac{3}{16}$  inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

### Section 5. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{1}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.



# RULES

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 6. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tank enclosure. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 7. Tests of Tanks and Piping for the Storage of Fuel Oil.

Tanks and piping to burner shall be tested hydrostatically or with oil at a pressure of not less than 10 pounds per square inch. Those parts subjected to a pressure exceeding 10 pounds per square inch shall be tested at pressure of not less than  $1\frac{1}{2}$  times the maximum pressure to which it is subjected. The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 for water or its equivalent for oil will give the equivalent pressure in pounds per square inch at the bottom of the tank. Tanks and piping may be tested with oil provided the installation is complete and the pressure applied at the burner end of the supply line. There shall be no fire or flame in the room or rooms in which the test is being conducted or when repairs are being made to defective tanks. All tests shall be conducted in the presence of a representative of the Fire Commissioner and shall be continued for thirty minutes. No repairs shall be made to defective tanks within twenty-four hours of removal of oil from tank and purging of same of all explosive gases by steam, air or water.

The contractor shall furnish all the necessary equipment for conducting the tests.

## Rule 8. Piping for Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run in a substantial and workmanlike manner and provision made for expansion, contraction and settlement. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. Where the top of the tank is below the level of the burner oil inlet connection, the supply line from the tank shall be run above the level of the bottom of the tank so as to prevent syphoning. Cross connections permitting gravity flow from one tank to another are prohibited. All pipes connected to tank except measuring well or gauge pipe shall be provided with double swing joints at tank. All threaded joints shall be made tight with litharge and glycerine or equivalent suitable pipe compound.

(b) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds per sq. in. for working pressures in excess of one hundred (100) pounds per sq. in., extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted.

(c) All connections shall be tight and shall have well-fitted joints.

(d) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

(e) Overflow pipes, when required, shall be not less than one size larger than supply pipe.

### Section 2. Relief Valves.

(a) Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve. The relief line shall be returned to storage tank or to supply line near pump. There shall be no shut-off valves in the relief line.

(b) All heaters shall be provided with a relief valve to prevent excessive oil pressure.

(c) Relief valves shall be set to discharge at not more than  $1\frac{1}{2}$  times the maximum working pressure of the system.

### Section 3. Fill Pipes.

(a) Each tank shall be provided with a separate fill pipe, except as otherwise stated in these rules, which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located as remote as practicable from any building opening or subway gratings.

(b) Where the top of the tank is above the fill box the fill pipe shall be connected to the top of the tank and be provided with a gate valve sealed closed when not in use at the tank, and a swinging check valve shall be provided in the fill line at the fill box.

### Section 4. Vent Pipes.

(a) An open vent pipe of standard wrought iron or steel without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than 1 inch. Cross connection between vent pipe and fill pipe is prohibited.

(b) Where a battery of tanks designed to hold the same degree of oil is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the



# RULES

highest reservoir from which the tanks may be filled. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

(d) Vent pipes shall be provided with weather-proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within two (2) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in a closed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 5. Return Line from Burners.

Return lines from burners, where used, shall not be smaller in diameter than the discharge outlet from the pump. They shall be connected into the supply line near the pump or into the storage tank without shut-off valve in the return line. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 6. Heating Coils in Tanks.

All heating to reduce viscosity of fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Section 7.

Scavenging Line. When a scavenging line is installed it shall terminate outside of the building and shall be capped oiltight when not in use.

## Rule 9. Valves and Control of Flow for Fuel Oil.

(a) In all installations a shut-off valve shall be provided at or on each burner. Where the top of the storage tank is located above the oil inlet, connection to the burner at shut-off valve shall be provided in the supply line inside the building as near the tank as practicable.

(b) In systems where either steam or air is used for atomizing the oil, the oil and atomizing supply shall be interlocked so that in case of interruption of the atomizing supply, the supply of oil will immediately be cut off.

(c) Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure. This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

## Rule 10. Oil Level Indicating Device for Fuel Oil.

Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of fuel oil or vapor. Test wells shall not be permitted in tanks located inside the building. Test wells when located outside the building shall be capped oil tight and kept closed when not in use.

## Rule 11. Pumps for Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

(f) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secured against leaks.

(g) Where a pump is part of a burner unit and is used for atomizing purposes only, an additional approved pump may be used without the disconnection of the unit.

## Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In dwellings the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

Where an approved burner unit includes a pump as part of the unit, said pump or burner may be disconnected and used in conjunction with any other approved burner or pump.

A remote control shall be provided whereby the flow of oil to any burner can be stopped and such control shall be located either inside or outside the entrance to the room in which the burner is located and as close to such entrance as practicable.

The damper shall be so constructed that it cannot completely cut off the passage of the flue gases at any time.

Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue shall be provided in all rooms in which burners are installed.

## Rule 13. General Devices for Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) When preheaters are used thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant, Other Than in Dwellings, Using Fuel Oil.

No fuel oil burning plant, other than in dwellings as defined in these rules, shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

## Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the



# RULES

Fire Commissioner. Plans for each fuel oil installation, except in dwellings as defined in these rules, shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Auxiliary Tanks for Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x $\frac{1}{8}$ -inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

(e) Auxiliary supply tanks or storage tanks not exceeding 275 gallons may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. When this method of installation is used the connection for discharge of tank may be made at bottom of tank. The total capacity of such auxiliary supply tank or tanks in any building shall not exceed 275 gallons. This rule applies only to one and two-family dwellings.

## Rule 18. Pilot Light.

Automatic systems, unless electrically ignited, shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

## Rule 19. Furnaces and Ranges.

Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.

## Rule 20. Fire Protection.

(a) In dwellings, as defined in these rules, any wood-work, wooden lath and plaster partition or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the heating apparatus shall be covered with fire retarding material. Above the heating apparatus there shall be constructed a ceiling of fire retarding material (unless it be of fireproof construction) said ceiling shall extend at least four (4) feet beyond the sides and back and eight (8) feet from the front.

(b) In all buildings, other than in dwellings as defined in these rules, and garages the fire protection shall consist of either a heating apparatus room constructed of fireproof partitions of not less than four (4) inches in thickness with all openings protected by fireproof self-closing doors and ceilings protected by fire retarding material; or the entire ceiling, if not of fireproof construction, shall be protected by fire retarding material, and all vertical openings leading from the elevation on which the heating apparatus is located shall be enclosed by fire retarding materials with openings protected by fireproof self-closing doors.

(c) No combustible material shall be maintained within ten (10) feet of a heating apparatus, unless protected or separated by fire retarding or fireproof material.

(d) The ceiling, unless of fireproof construction, directly over and for a space of two (2) feet beyond each side of any smoke pipe, shall be protected with fire retarding material, and in addition any smoke pipe, if within 9 inches of any combustible ceiling, shall be protected with a covering of 1-inch air cell asbestos, or its equivalent.

(e) The floor of all boiler rooms must be of fireproof construction.

## Rule 21. Systems Prohibited.

The use of auxiliary tanks of the pressure type between pump and burner unit is prohibited. Pressure in storage tanks for the purpose of discharging oil is prohibited.

## Rule 22. Use of Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner or designated representative of the fire commissioner.

# APPLIANCES

## TYPE A—150 LBS. WATER WORKING PRESSURE

May be installed on all 4-inch and 6-inch systems and on uppermost stories on 8-inch systems

|                                             |            |
|---------------------------------------------|------------|
| Fairbanks Company.....                      | 81-20-SA   |
| Walworth Company.....                       | 899-27-SA  |
| A. B. C. Fire Prevention Mfg. Co., Inc..... | 1307-27-SA |
| Crocker National Fire Prev. Eng. Co.....    | 304-28-SA  |
| Jenkins Brothers.....                       | 779-28-SA  |
| W. D. Allen Mfg. Co.....                    | 890-28-SA  |
| John Simmons Co.....                        | 209-29-SA  |
| Grinnell .....                              | 651-30-SA  |
| Elkhart .....                               | 14-31-SA   |

## TYPE B—250 LBS. WATER WORKING PRESSURE

May be installed on all standpipe systems

|                                             |            |
|---------------------------------------------|------------|
| New York Brass Foundry Co. (Stillbech)....  | 53-21-SA   |
| Walworth Company.....                       | 900-27-SA  |
| W. D. Allen Mfg. Company.....               | 1151-27-SA |
| A. B. C. Fire Prevention Mfg. Co., Inc..... | 1307-27-SA |
| Jenkins Brothers.....                       | 780-28-SA  |
| Crocker National Fire Prev. Eng. Co.....    | 970-28-SA  |
| Fairbanks Company.....                      | 268-29-SA  |
| Pratt & Cady.....                           | 231-30-SA  |
| Elkhart .....                               | 15-31-SA   |



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.  
1030-27-A—13-16 Central Park West, Manhattan.  
1031-27-A—20-28 West 72nd street, Manhattan.  
1032-27-A—242-248 West 76th street, Manhattan.  
726-30-A—46 West 98th street, Manhattan.

### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.  
799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
124-23-SA—Master Gas Shut-Off Valve, approval of.  
125-23-SA—Packless Gas Shut-Off Valve, approval of.  
127-23-SA—S & K. Gas Shut-Off Valve, approval of.  
232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
297-23-SA—"Automatic" Deluge Valve, approval of.  
443-23-SA—Automatic Gas Shut-Off, approval of.  
525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)  
1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1264-25-SA—Koerting Gear Pump, approval of.  
187-27-SA—Keenan Gas Shut-Off Valve, approval of.  
537-27-SA—Leader Gas Shut-Off Valve, approval of.  
814-27-SA—Elkhart Flush Type Siamese, approval of.  
1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.  
213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.  
712-28-SA—Alert Gas Shut-Off Valve, approval of.  
958-28-SA—N. D. T. Fire Gong Control Panels, approval of.  
42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.  
210-29-SA—A Diamond "S" 250 lbs. 2½-inch Angle Globe Water Hose Valve, approval of.  
380-29-SA—Kennedy 2½-Inch Hose Outlet Valve, Type "A," approval of.  
195-30-SA—Simplex Water Pressure Reducing Valve, approval of.  
260-30-SA—Scranton Steam Pumps, approval of.

- 359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.  
568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.  
624-30-SA—Sunway Oil Burner, approval of.  
730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.  
32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.  
40-31-SA—Petro Oil Burner, Models D-10 to D-15, approval of.  
125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.  
137-31-SA—Can't Pull Anti-Syphon Trap, approval of.  
198-31-SA—Silent Champion Oil Burner, Model D, approval of.  
224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.  
250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.  
251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.  
345-31-SA—Silent Glow Oil Burner, Model 1000, approval of.  
348-31-SA—S. A. Ghapco Steam Generator, approval of.  
354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.  
396-31-SA—Schwarze Single Stroke Bells for Fire Alarm Duty, No. 37-A and No. 37-D, approval of.  
420-31-SA—Delco Heat Oil Burner, approval of.  
425-31-SA—Leader Oil Burner, approval of.  
437-31-SA—Goulds Rotary Oil Pump, approval of.  
438-31-SA—Quigley No. 10 Low Pressure Oil Burner, approval of.  
444-31-SA—Goodrich Oil Burner, Models G-0, G-1, G-2 and G-3, approval of.  
451-31-SA—Petro Model T Oil Burner, approval of.  
452-31-SA—Petro Model W Oil Burner, approval of.  
463-31-SA—Silent-Auburn Fuel Oil Burner, Models A, B and C, approval of.  
470-31-SA—Todd Spiro Burner, approval of.  
479-31-SA—Bettendorf High Pressure Oil Burner, approval of.  
513-31-SA—Autopulse Electric Oil Pump, Model 600, approval of.  
520-31-SA—Gilbert & Barker Junior Flexible Flame Domestic Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement:

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

| DOCKET.                                    |      | DISPOSITION OF CASES.                               |      |
|--------------------------------------------|------|-----------------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  | Withdrawn .....                                     | 90   |
|                                            |      | Dismissed .....                                     | 33   |
|                                            |      | Denied .....                                        | 133  |
| Cases filed up to November 4, 1931.....    | 533  | Granted .....                                       | 5    |
|                                            |      | Granted on condition.....                           | 324  |
|                                            |      | Appliances approved.....                            | 49   |
| Restored to calendar.....                  | 94   | Appliances dismissed, disapproved or withdrawn..... | 27   |
|                                            |      | Rules approved.....                                 | 6    |
|                                            |      | Rules disapproved, rescinded or withdrawn.....      | 1    |
| MISCELLANEOUS APPLICATIONS.                |      | MISCELLANEOUS ACTIONS.                              |      |
| Requests to reopen.....                    | 280  | Requests to reopen granted.....                     | 228  |
|                                            |      | Requests to reopen denied.....                      | 48   |
| Requests to amend.....                     | 13   | Requests to amend granted.....                      | 13   |
|                                            |      | Requests to amend denied.....                       | 0    |
| Requests for modification.....             | 92   | Requests for modification granted.....              | 70   |
|                                            |      | Requests for modification denied.....               | 22   |
| Requests to rescind.....                   | 4    | Requests to rescind granted.....                    | 4    |
|                                            |      | Requests to rescind denied.....                     | 0    |
| Requests for extension of time.....        | 51   | Requests for extension of time granted.....         | 50   |
|                                            |      | Requests for extension of time denied.....          | 1    |
| Requests for extension of permit.....      | 5    | Requests for extension of permit granted.....       | 4    |
|                                            |      | Requests for extension of permit denied..           | 1    |
| Requests for mechanical installations..... | 1    | Requests to install granted.....                    | 0    |
|                                            |      | Requests to install denied.....                     | 1    |
| Requests for approval of plans.....        | 12   | Plans approved.....                                 | 12   |
|                                            |      | Plans disapproved.....                              | 0    |
| Administrative requests.....               | 0    | Administrative requests granted.....                | 0    |
|                                            |      | Administrative requests denied or withdrawn.....    | 0    |
| Requests for interpretation.....           | 2    | Interpretations .....                               | 2    |
|                                            |      | Requests withdrawn or dismissed.....                | 4    |
| Total .....                                | 1504 | Total .....                                         | 1128 |
| Disposed of.....                           | 1128 |                                                     |      |
| Cases pending November 4, 1931.....        | 376  |                                                     |      |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

## BOARD OF STANDARDS AND APPEALS

Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1931.



352.05  
NEW

mun. Ref.

# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI      Subscription \$2.50 a year      NOVEMBER 17, 1931      Single Copies, 5 cents By mail, 7 cents      No. 46

## DIRECTORY

BOARD OF STANDARDS AND APPEALS  
HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND

JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT

WILLIAM J. O'GORMAN, *Secretary*

EDWARD V. BARTON, *Chief Clerk*

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, 10 a. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, November 17, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, November 24, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, November 10, 1931,  
10 A. M.

Minutes of Regular Meeting, November 10, 1931,  
2 P. M.

Notice of Public Hearing on Proposed Amendments  
to Fuel Oil Rules.

Notice of Public Hearing on Proposed Amendments  
to "Standpipe"—"Fireline" Rules.

Elevator Rules.

Amendment to Plumbing Rules.

Reserve Calendar.

Progress Report.

## NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman.*



# CALENDAR

## DOCKET.

*New Cases Filed up to November 11, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                |
|-----------------|--------------------|----------------------------------------------------------|
| 544-31-BZ.....  | B.B.B.....         | 784-786 Hart st., Bklyn.,<br>Applic. 13449-31            |
| 543-31-A.....   | F.D.....           | 1-9 Madison ave., Man.,<br>F-89646                       |
| 542-31-A.....   | F.D.....           | 538 Madison ave., Man.,<br>F-88562                       |
| 541-31-SA.....  | F.D.....           | De Walt Oil Burner,<br>Appliance                         |
| 540-31-A.....   | B.B.M.....         | Acoustex,<br>Material                                    |
| 539-31-A.....   | F.D.....           | 1275-1277 Broadway, Bklyn.,<br>L. C. 35643               |
| 538-31-A.....   | F.D.....           | 36-42 W. 24th st., Man.,<br>F-69456, F-69457 & F-80915   |
| 537-31-SA.....  | F.D.....           | Standard Automatic Oil Burner<br>(Type 11 G), Appliance  |
| 536-31-SA.....  | F.D.....           | Standard Automatic Oil Burner<br>(Type 14 G), Appliance  |
| 535-31-S...     | F.D. & B.B.M...    | 301-303 Third ave., Man.,<br>L. D. 88690 & Alt. 11818-31 |
| 534-31-SA.....  | F.D.....           | Page Fuel Burner,<br>Appliance                           |

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, NOVEMBER 17, 1931, AT 2 P. M.**

### *Building Zone Cases.*

- 351-30-BZ.  
APPLICANT—William A. Lacerenza, for James Aquavella, owner.  
PREMISES—205 Rockaway avenue, southeast corner of Pacific street, Brooklyn.  
APPLICATION, under sections 7g and 21 of the building zone resolution,  
TO PERMIT in a business district the alteration and conversion of a portion of a garage (previously granted by the board) into a gasoline selling station (reopened September 29, 1931).
- 292-31-BZ.  
APPLICANT—Herman King, owner.  
PREMISES—214-218 Vanderbilt avenue, Brooklyn.  
APPLICATION, under sections 7e and 21 of the building zone resolution,  
TO PERMIT in a business district the alteration and change of occupancy of a building occupied as a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.
- 333-31-BZ.  
APPLICANT—Croker National Fire Prevention Engineering Co., for Firestone Tire & Rubber Co., owner.

PREMISES—Northwest corner of Northern boulevard and 155th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

405-31-BZ.

APPLICANT—Henry J. Nurick, for George Mazirow, owner.

PREMISES—2130 Atlantic avenue and 275 Saratoga avenue, southeast corner, Brooklyn.

APPLICATION, under sections 6, 7a and 21 of the building zone resolution,

TO PERMIT in a business use district the extension of an existing gasoline service station.

367-31-BZ.

APPLICANT—Harry Urquhart, for Alexander Mintz, owner.

PREMISES—Northeast corner of 117th street and 101st avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business use district the erection and maintenance of a gasoline service station.

**NOVEMBER 17, 1931, 10 A. M.**

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 17, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 185-31-BZ—Application, April 28, 1931, under section 7a of the building zone resolution, of Henry J. Nurick, applicant, on behalf of David Stern, owner, to permit in a residence district the erection and maintenance of an extension to an existing business building (bakery); premises 1157-1159 Madison street, north side, 100 ft. east of Central avenue, Brooklyn.

CAL. NO. 4-31-BZ—Application, January 5, 1931, under section 21 of the building zone resolution, of John Somyak, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

CAL. NO. 289-31-BZ—Application, June 8, 1931, under section 21 of the building zone resolution, of John E. Roeser, applicant and owner, to permit in a business district the conversion of occupancy from stores to a motor vehicle repair shop on the first story; premises 1697-1705 Jerome avenue, northwest corner of Clifford place, The Bronx.

CAL. NO. 322-31-BZ—Application, June 25, 1931, under sections 7g and 21 of the building zone resolution, of Bernard Arons, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than



# CALENDAR

five (5) motor vehicles and, also, a gasoline service station; premises 6114-6124 17th avenue, northwest corner of 62nd street, Brooklyn.

AL. NO. 371-31-BZ—Application, July 27, 1931, under section 21 of the building zone resolution, of Abner Goldstone, applicant, on behalf of Annie V. Long, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 824-826 Castleton avenue, south side, 29.79 ft. east of Pelton avenue, West New Brighton, Borough of Richmond.

HENRY L. CONNELL,  
*Temporary Chairman.*

## NOVEMBER 17, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

376-31-A—148-150 West 24th street, Manhattan.  
388-31-A—536-538 Broadway, Manhattan.  
394-31-A—335-341 West 16th street, Manhattan.  
398-31-A—115-117 Water street and 91 Wall street, southeast corner, Manhattan.  
314-31-A—29-06 Review avenue, southwest corner of 29th street, Long Island City, Borough of Queens.

### *Petitions for Variations.*

375-31-S—65-69 Nassau street, southwest corner of John street, Manhattan.  
385-31-S—2248 Broadway, southeast corner of West 81st street, Manhattan.

## SPECIAL MEETING.

## NOVEMBER 19, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Thursday morning, November 19, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 196-27-BZ—Application, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, under sections 7e and 21 of the building zone resolution, of Frank G. Colgan, applicant, substituted for Martin Wechsler, on behalf of Jane Grillo, owner, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles; premises 1482-1484 Coney Island avenue, Brooklyn.

CAL. NO. 264-31-BZ—Application, May 27, 1931, under section 21 of the building zone resolution, of Cairn Operating Corp., applicant and owner, to permit in a residence district the erection and maintenance of a business building (store); premises 93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

CAL. NO. 962-28-BZ—Application, December 17, 1928; withdrawn October 8, 1929; reopened June 30, 1931, under section 21 of the building zone resolution, of Lama & Proskauer, applicants, substituted for Weidmann & Doyle, on behalf of James

Raffaele and Joseph A. Raffaele, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

CAL. NO. 336-31-BZ—Application, July 1, 1931, under section 21 of the building zone resolution, of Manuel M. Voit, applicant, on behalf of Long Island Storage Warehouses, Inc., owner, to permit, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of an ice skating rink and two (2) stores; premises 288-296 Coney Island avenue and 1-9 Ocean parkway, southwest corner, Brooklyn.

CAL. NO. 629-29-BZ—Application, October 22, 1929; granted on certain conditions January 28, 1930, and wherein the time to obtain permits and to complete work has expired; reopened October 8, 1931, under sections 7g and 21 of the building zone resolution, of Edward W. Murphy, applicant, substituted for Henry C. Brucker, on behalf of Queens County Motor Car Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a warehouse for the storage of more than five (5) motor vehicles, also the installation of a motor vehicle repair shop, a gasoline storage system and a salesroom; premises 137-40 Queens boulevard and 137-28 Barret street, southeast corner, Briarwood, Borough of Queens.

CAL. NO. 571-30-BZ—Application, September 3, 1930; denied January 6, 1931; reopened October 14, 1931, under section 21 of the building zone resolution, of Joseph M. Loneragan, applicant, on behalf of Frank C. Colyer, lessee, to permit in a residence district the alteration and change of occupancy of the basement story of an existing apartment house from dwelling to business use (restaurant); premises 761-765 St. Mark's avenue and 123-147 New York avenue, northeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## NOVEMBER 19, 1931, 2 P. M.

## SPECIAL MEETING.

### *Appeals from Administrative Orders.*

241-31-A—119 West 33rd street, Manhattan.  
230-31-A—117 West 33rd street, Manhattan.

### *Petition for Variation.*

201-31-S—1215-1225 Broadway, Manhattan.

## CALL OF CLERK'S CALENDAR

## TUESDAY, NOVEMBER 24, 1931, AT 2 P. M.

### *Building Zone Cases.*

231-31-BZ.

APPLICANT—McCooley & Conroy, for Mary De Luca, owner.



# CALENDAR

PREMISES—East side of 101st street, 146 ft. south of Liberty avenue, Ozone Park, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the change of occupancy of a building occupied as a warehouse for light manufacturing to a garage for more than five (5) motor vehicles.

285-31-BZ.

APPLICANT—John Potts, for Constantinos Demetrookas, owner.

PREMISES—Northwest corner of Jamaica Bay boulevard and Nolins avenue (165th avenue), Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

401-31-BZ.

APPLICANT—Joseph P. Bourke, for Apperson Realty Corp., owner.

PREMISES—1-19 Fifth avenue, 622-628 Atlantic avenue and 623-627 Pacific street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

316-29-BZ.

APPLICANT—Marcus & Galt, Inc., present owner.

PREMISES—854 Sound View avenue, southeast corner of Story avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the maintenance and occupancy of a gasoline service station (previously granted a temporary permit; reopened on September 29, 1931).

446-31-BZ.

APPLICANT—Sibley & Fetherston, for Department of Hospitals, City of New York, owner.

PREMISES—Northwest side of Brielle avenue, 1,780 ft. north of Rockland avenue (Sea View Hospital Farm Colony), Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection of a motor vehicle repair shop and garage for more than five (5) motor vehicles as an extension to an existing garage (accessory to a hospital).

CAL. NO. 303-30-BZ—Application, May 1, 1930; withdrawn October 7, 1930; reopened October 8, 1931, under section 21 of the building zone resolution, of Homack Construction Corp., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

CAL. NO. 290-31-BZ—Application, June 9, 1931, under section 21 of the building zone resolution, of South Ozone Park Lumber & Supply Co., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Rockaway boulevard and 128th street, South Ozone Park, Borough of Queens.

CAL. NO. 382-31-BZ—Application, July 30, 1931, under section 21 of the building zone resolution, of Joseph D. Nunan, Jr., applicant, on behalf of Dora Intner, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 109-04 Northern boulevard, southeast corner of 109th street, Corona, Borough of Queens.

CAL. NO. 389-31-BZ—Application, August 3, 1931, under section 21 of the building zone resolution, of Herbert Benon, applicant, on behalf of George W. White, owner, to permit in a business district the change of occupancy of portion of an existing building to a motor vehicle repair shop; premises 6513-6521 Fifth avenue, northeast corner of 66th street, Brooklyn.

CAL. NO. 393-31-BZ—Application, August 10, 1931, under section 21 of the building zone resolution, of David C. Broderick, applicant, on behalf of Maria Ranallo Di Tullio, owner, to permit in a business district the erection and maintenance of a monumental stone works; premises 3215 East Tremont avenue, The Bronx.

CAL. NO. 1230-23-BZ—Application, October 30, 1923; granted on certain conditions for a temporary period of two years on February 3, 1925; reopened and permit extended on February 1, 1927; reopened and permit extended on March 26, 1929; reopened April 14, 1931, under section 21 of the building zone resolution, of John T. Watson, applicant and present owner, to permit in a business district the installation and maintenance of a gasoline selling station; premises 160-01 46th avenue (Queens avenue), northeast corner of 160th street (20th street), Flushing, Borough of Queens.

HENRY L. CONNELL,  
Temporary Chairman.

NOVEMBER 24, 1931, 10 A. M.

## Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 24, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 328-31-BZ—Application, June 29, 1931, under section 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Albert Buschner, owner, to permit in a business district the conversion of the occupancy of an existing building to a motor vehicle repair shop; premises 1245-1255 Nostrand avenue, east side, 42 ft. 6 in. north of Parkside avenue, Brooklyn.

NOVEMBER 24, 1931, 2 P. M.

## Appeals from Administrative Orders.

370-31-A—Pier No. 22, foot of Pacific street, East River, Brooklyn.



# CALENDAR

406-31-A—135-25 Northern boulevard, Flushing, Borough of Queens.

407-31-A—1321-1323 61st street, Brooklyn.

*Petition for Variation.*

408-31-S—1321-1323 61st street, Brooklyn.

NOVEMBER 24, 1931, 4 P. M.

SPECIAL MEETING.

*Rules.*

217-21-SR—Proposed amendment to Fuel Oil Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 1, 1931, AT 2 P. M.

*Building Zone Cases.*

1126-27-BZ.

APPLICANT—Pauline Brickman, owner.

PREMISES—1781 Hilder avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and wherein the time to obtain permits and to complete work has expired; reopened October 22, 1931).

392-31-BZ.

APPLICANT—Eugene De Rosa, for Melrose Bond & Mortgage Corp., owner.

PREMISES—1534-1540 Grand concourse, east side, 268.9 ft. south of Mount Eden avenue, and 1555 Sheridan avenue, The Bronx.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a theatre building.

409-31-BZ.

APPLICANT—Bella Finkel, owner.

PREMISES—702-732 Utica avenue, west side, 34 ft. 9½ in. north of Lenox road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for more than five (5) motor vehicles.

418-31-BZ.

APPLICANT—Samuel Rosenblum, for Gerwan Realty Co., owner.

PREMISES—1036-1060 Gravesend avenue, southwest corner of Parkville avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

522-31-BZ.

APPLICANT—McCooey & Conroy, for Borden's Farm Products Co., Inc., owner.

PREMISES—East side of 49th street, between Glenwood road and Kings highway, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a business district, of an existing building occupied as a garage for more than five (5) motor vehicles and, also, as a milk distributing station.

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

DECEMBER 1, 1931, 10 A. M.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 1, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 294-31-BZ—Application, June 10, 1931, under section 21 of the building zone resolution, of Hyman & Segall, applicants, on behalf of Benjamin T. Cooke, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 26-42 Crystal street, west side, 100 ft. north of Liberty avenue, Brooklyn.

CAL. NO. 177-31-BZ—Application, April 23, 1931; dismissed for lack of prosecution July 14, 1931; reopened and restored to Calendar October 20, 1931, under section 21 of the building zone resolution, of Ruth Bond & Mortgage Co., Inc., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station, an automobile laundry and greasing pits; premises 2917-2929 Kings highway and 2798-2800 Nostrand avenue, northwest corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

DECEMBER 1, 1931, 2 P. M.

*Appeals from Administrative Orders.*

412-31-A—1674-1696 Atlantic avenue and 1661-1683 Pacific street, southeast corner, Brooklyn.

414-31-A—262-278 11th avenue, southeast corner of West 28th street, Manhattan.

DECEMBER 4, 1931, 10 A. M.

SPECIAL MEETING.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 4, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 318-31-BZ—Application, June 24, 1931, under sections 7a, 7e and 21 of the building zone resolution, of Edward Grauer, applicant,



# CALENDAR

on behalf of Metropolitan Tobacco Co., owner, to permit in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five (5) motor vehicles; premises 649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

CAL. NO. 335-31-BZ—Application, July 1, 1931, under sections 7a, 7c and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of 1743 West Farms Road Realty Corp., owner, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

CAL. NO. 257-31-BZ—Application, May 25, 1931, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Anna Ellenber, owner, to permit in a residence district the alteration and change in part of basement from residence use to a business use; premises 1645 Grand concourse, northwest corner of Mount Eden avenue, The Bronx.

CAL. NO. 386-31-BZ—Application, July 31, 1931, under sections 7a and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Kings County Development Co., owner, to permit in business district the erection and maintenance of a motor vehicle repair shop upon the premises now occupied by a gasoline service station; premises 4913-4923 Avenue D, northwest corner of Utica avenue, Brooklyn.

CAL. NO. 387-31-BZ—Application, July 31, 1931, under section 21 of the building zone resolution of McCooey & Conroy, applicants, on behalf of Unity Petroleum Corp., owner to permit in a business district the erection and maintenance of a gasoline service station; premises 212-01 Northern boulevard, northeast corner of 212th street, Bayside, Borough of Queens.

HENRY L. CONNELL,  
Temporary Chairman.

DECEMBER 4, 1931, 2 P. M.

SPECIAL MEETING.

*Appeal from Administrative Order.*

391-31-A—461 West 125th street and 436-456 West 126th street, Manhattan.

## MINUTES

### BOARD OF STANDARDS AND APPEALS

#### REGULAR MEETING

TUESDAY, NOVEMBER 10, 1931, 10 A. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the regular meeting of the Board held on Wednesday morning, November 4, 1931, and the minutes of the regular meeting of the board held on Wednesday afternoon, November 4, 1931, were approved as printed in Bulletin No. 45, Vol. XVI.

#### BUILDING ZONE CASES.

257-31-BZ.

APPLICANT—Philip J. Sinnott, for Anna Ellenber, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the alteration and change in part of basement from residence use to a business use.

PREMISES AFFECTED—1645 Grand Concourse, northwest corner of Mt. Eden avenue, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: D. J. DeFord, William T. Thomas, Isreal Schulman and Inspector of Tenements George Waldron.

ACTION OF BOARD—Laid over to December 4, 1931, at 10 a. m., for inspection and report by a committee of board.

371-31-BZ.

APPLICANT—Abner Goldstone, for Annie V. Long, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—824-826 Castleton avenue, south side, 29.79 ft. east of Pelton avenue, West New Brighton, Richmond.

APPEARANCES—

For Applicant: Abner Goldstone and Frederick F. Long.

For Opposition: None.

ACTION OF BOARD—Laid over to November 17, 1931 at 10 a. m., for inspection and report by a committee of board.

386-31-BZ.

APPLICANT—McCooey & Conroy, for Kings County Development Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7a and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a motor vehicle repair shop upon the premises now occupied by a gasoline service station.

PREMISES AFFECTED—4913-4923 Avenue D, northwest corner of Utica avenue, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Emil Kreis and Magdalena A. Braun.

ACTION OF BOARD—Laid over to December 4, 1931, at 10 a. m., for inspection and report by a committee of board.

387-31-BZ.

APPLICANT—McCooey and Conroy, for Unity Petroleum Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.



# MINUTES

PREMISES AFFECTED—212-01 Northern boulevard, northeast corner of 212th street, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to December 4, 1931, at 10 a. m., on request of applicant's representative—final disposition.

522-31-BZ.

APPLICANT—McCooley and Conroy, for Borden's Farm Products Company, Inc., owner.

SUBJECT—Request for preferential hearing—re Application (re decision of the superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit the extension from an unrestricted district into a business district of an existing building occupied as a garage for more than five (5) motor vehicles and, also, as a milk distributing station.

PREMISES AFFECTED—East side of East 49th street, between Glenwood road and Kings Highway, Brooklyn.

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Request for preferential hearing granted and set for Calendar Call December 1, 1931, at 2 p. m.

THE VOTE TO GRANT PREFERENTIAL HEARING—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

302-31-BZ.

APPLICANT—Eugene De Rosa, for Iris Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 7c of the building zone resolution, to permit in a residence district the construction and maintenance of a rear exit passageway from a proposed motion picture theatre to be erected within a business district.

PREMISES AFFECTED—137-139 West 72nd street and 138 West 73rd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

WHEREAS, the foregoing applicant has filed with the board of standards and appeals an application for a variation of the building zone resolution; and

WHEREAS, the applicant has failed to complete his papers though duly notified to do so.

Resolved, that the foregoing application be and it hereby is dismissed for lack of prosecution.

364-31-BZ.

APPLICANT—Emil Guterman, for James Carter, owner.

SUBJECT—Application (re decision of the supt. of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—139-15 South Conduit boulevard (Sunrise Highway), south side, 74 ft. east of 245th street (Prospect place), Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: A. N. Horwitz and Mrs. J. R. Raggie.

For Opposition: Frank A. Kister.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

THE RESOLUTION—

(364-31-BZ)

WHEREAS, Emil Guterman, for James Carter, owner, filed, July 21, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 139-15 South Conduit boulevard (Sunrise highway), south side, 74 ft. east of 245th street (Prospect place), Rosedale, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 10, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that South Conduit boulevard, north side, is in an unrestricted district; South Conduit boulevard, south side, is in a business district; Cross Island boulevard is in a business district, and Clinton avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 24, 1931 (re Plan No. N. B. 3363-31), reads:

"The erection of a gasoline station in a business district is contrary to article 2, section 4 of the zoning law.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 115.32 ft. and a depth of 98 ft., irregular, in area, upon the rear of which is located a two-story frame dwelling; upon the front portion of the plot it is proposed to erect a one-story office, grease pit and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the premises under appeal, situated on South Conduit boulevard between 246th and 245th streets, lie wholly within the business use district; and

WHEREAS, there are no other non-conforming uses on South Conduit boulevard from Rosedale avenue eastward to intersection of 247th street and South Conduit boulevard except gasoline service station at the intersection of Prospect place and South Conduit boulevard, which station was granted by this board under Cal. No. 229-29-BZ and which application was accompanied by 86 per cent consents of the area deemed affected by the board; and

WHEREAS, there is no evidence to show that the existing gasoline station on the triangular plot, formed by the intersection of Sherman avenue and South Conduit boulevard, is a permissible use in this location.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

377-31-BZ.

APPLICANT—Slee & Bryson, for Substantial Homes Co., Inc., general lessee.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7b and 21 of the building zone resolution, to permit in a residence district extending from a business district the alteration and change of occupancy from residence use to a business use.

PREMISES AFFECTED—2-14 Lenox road, southeast corner of Flatbush avenue, Brooklyn.

## APPEARANCES—

For Applicant: Elmer Blomberg and William J. Harrison.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



# MINUTES

## THE VOTE TO GRANT:

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(377-31-BZ)

WHEREAS, Slec & Bryson, for Substantial Homes Co., Inc., owner, filed, July 28, 1931, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the alteration and change of occupancy from residence use to a business use; premises 2-14 Lenox road, southeast corner of Flatbush avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 10, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Flatbush avenue is in a business district, and Lenox road and Caton avenue are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 17, 1931 (re App. No. 4036-1931), reads:

"Application denied contrary to Art. 2, Sec. 3 of the zone resolutions, proposed store in a partly residential district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 40 ft. 6 in. on Flatbush avenue and 111 ft. 4 in. on Lenox road; the westerly 100 ft. of the plot is in the business district and the easterly 11 ft. 4 in. is in the residence district; upon the Flatbush avenue front of the plot are located two three-story buildings; on the easterly part (Lenox road front) of the plot there is a one-story building having a frontage of 52 ft. 3½ in., occupied as three stores, and the easterly section, having a frontage of 12 ft. 6 in.,

is occupied as an apartment; it is proposed to change the occupancy of this section of the building from dwelling use to store; and

WHEREAS, the premises under appeal has a depth on Lenox road of 111 ft. 4 in. easterly from Flatbush avenue, 100 ft. of which toward Flatbush avenue is in the business use district and 11 ft. 4 in. of which is in the residence use district, and the applicant desires to use the entire parcel for a depth of 111 ft. 4 in. for business use; and

WHEREAS, the applicant bases his application under sections 7b and 21 of the building zone resolution and under section 7b thereof the board is empowered to grant an extension of not more than 25 ft. into the more restricted area where a lot is cut by two use districts; and

WHEREAS, the board deems that a denial of this application would be a hardship upon the applicant as within the purview of section 21 of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be limited to one story in height, built of masonry construction, the front elevation to be constructed of face brick with architectural terra cotta or stone trim; that the use of the proposed store which will be partly in the residence and partly in the business use districts shall be for mercantile shops or stores or executive offices, prohibiting fish markets, delicatessen shops or meat markets; that no merchandise shall be exposed or displayed outside the building line; that any advertising signs displayed in the residence use portion of the property shall be confined to the plate glass windows of the store fronts or the facade of the building; all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

Adjourned, 1.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 10, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

391-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Purity Bakeries Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—461 West 125th street and 436-456 West 126th street, Manhattan.

### APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 4, 1931, at 2 p. m., for further data.

314-31-A.

APPELLANT—A. J. O'Brien, for Jacob and Josef Kohn & Mundus, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—29-06 Review avenue, southwest corner of 29th street, Long Island City, Borough of Queens.

### APPEARANCES—

For Appellant: A. J. O'Brien.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 17, 1931, at 2 p. m., so that appellant may submit evidence that plans have been filed and approved by the building department.

380-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Metropolitan Engineering Co., Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—1236-1286 Atlantic avenue, Brooklyn.

### APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |



# MINUTES

## THE RESOLUTION—

(380-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Metropolitan Engineering Co., Inc., filed, July 29, 1931, an appeal from an order of the fire commissioner, affecting premises 1236-1286 Atlantic avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 29, 1931 (Order No. 86707-F), reads:

"1. Install an approved standpipe system throughout building in accordance with the rules of the Board of Standards and Appeals. Secs. 580-581, Ch. 5, Art. 28, Code of Ordinances.";

and

WHEREAS, the premises consist of a group of buildings, one, two and four stories in height, under one ownership and operation, 464 ft. 11 in. by 100 ft. in area at the first story and 150 ft. 8 in. by 96 ft. in area above; OCCUPIED for the manufacture of electric switch bases, metal goods, etc.; cellar, storage of porcelain and boiler room, 5 persons; 1st story, shearing department, press room, coil winding and storage, 54 persons; 2nd story, experimental department, press room, assembling office and machine shop, 76 persons; 3rd story, storage; 4th story, storage and laboratory, 5 persons; and

WHEREAS, appellant contends that the premises, subdivided into many small units as shown on plans filed, is now protected with a sprinkler system fed from a 25,000-gallon gravity tank on the roof of building No. 2 and a 750-gallons-per-minute centrifugal fire pump with 6-inch street connection on Atlantic avenue, three city fire hydrants accessible to these premises and a fire alarm box on the corner of Nostrand and Atlantic avenues, and requests in view of the low height of the building and subdivided area, the incombustible nature of the material used therein and the sprinkler system protection, that the present conditions be accepted.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the appeal be and it hereby is denied.

397-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Adams & Co., Agent, for Rosdear Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—34-36 West 32nd street, Manhattan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(397-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Adams & Company, agent for Rosdear Realty Corp., owner, filed, August 12, 1931, an appeal from an order of the fire commissioner, affecting premises 34-36 West 32nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 23, 1931 (re Order No. 88014-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Sections 580-581, Ch. 5, Code of Ordinances, and rules of the Board of Standards and Appeals.";

and

WHEREAS, the building, erected in 1905, is fireproof, twelve stories in height, 45 ft. 6 in. by 98 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, salesrooms and manufacturing, approximately thirty persons per story; and

WHEREAS, appellant contends that the standpipe system is fed from a 5,500-gallon capacity gravity tank located approximately 18 ft. 3 in. above the outlet in the top story; that the tank contains also the house supply, which is taken off at a point which leaves a reserve of 2,700 gallons for the standpipe; appellant further contends that the building is equipped with a sprinkler system with National District Waterflow Alarm; and

WHEREAS, the building was erected in 1905, at which time the standpipe system was installed and accepted by all departments having jurisdiction.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted, only so far as it affects the elevation of the bottom of the standpipe tank above the top story hose outlet and the capacity of said tank, on condition that the bottom of the standpipe tank shall not be less than 18 ft. above the top story hose outlet and that a reserve of not less than 2,700 gallons shall be maintained for the standpipe supply at all times; that the hose in the top story shall be equipped with ½-inch nozzles; that the building shall be not increased in height or area; that the conditions as to the use and occupancy shall remain substantially unchanged, and that the standpipe system shall comply with the rules in all other respects.

276-31-A.

APPELLANT—Odes Realty Holding Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—29 Scammel street, Manhattan.

APPEARANCES—

For Appellant: Charles Fay.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(276-31-A)

WHEREAS, Odes Realty Holding Corp., owner, filed, June 2, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 29 Scammel street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 8, 1931 (Order No. 79498-F), reads:

"1. Replace the missing and defective shutters with proper iron shutters or approved fireproof windows at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at south, west and north sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5 of the Code of Ordinances.

"2 Properly paint iron shutters on windows on south, west and north sides of building as per Sec. 375, Ch. 5 of the Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered May 14, 1931, reads:

"This will reply to your letter of April 27th, 1931, regarding order No. 79498-F, in which you state that the building has been entirely vacant for years except the first story and that you will if this department requests have this floor vacated and keep the same absolutely unoccupied.

"It is the policy of this department in relation to orders for the replacing of shutters to rescind the same when the building is entirely vacant.";

and



# MINUTES

WHEREAS, the building is non-fireproof, seven stories in height, 24 ft. 10 in. by 42 ft. in area; OCCUPIED: cellar, vacant; 1st story, store; 2nd to 7th stories, vacant; no occupancy intended; and

WHEREAS, appellant contends that the premises in question are surrounded by four buildings, occupied as tenements; that there are thirty-six windows on the south side of premises and thirty-six windows on the north side of the premises and twenty-four windows on the west side of the premises which are within 30 ft. of all openings and that the date of erection of the building is unknown, but that it was prior to 1913; and

WHEREAS, the building was erected forty to forty-five years ago and all floors above the first story are vacant and unoccupied.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that all windows above the first story shall be permanently boarded up either with galvanized sheet metal not less than No. 12 gauge or present iron shutters repaired satisfactory to fire department, and that this condition shall be maintained so long as all floors above the first story are vacant, the first story to be occupied for business purposes, and that the building shall be not increased in height or area, and use and occupancy remain substantially unchanged.

381-31-A.

APPELLANT—John J. Gilmartin, for William V. Astor, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—416-422 Broome street and 194-202 Lafayette street, northwest corner, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(381-31-A)

WHEREAS, John J. Gilmartin, for William V. Astor, owner, filed, July 29, 1931, an appeal from an order of the fire commissioner, affecting premises 416-422 Broome street and 194-202 Lafayette street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 15, 1931 (Order No. 86181-F), reads:

"1. Install an approved standpipe system in accordance with the rules of the Board of Standards and Appeals. Sec. 580-1, Art. 28, Ch. 5, Code of Ordinances.";

and  
WHEREAS, the building is non-fireproof, mill construction, 100 ft. by 135 ft in area; OCCUPIED: cellar, boiler room, 3 persons; 1st story, stores, 16 persons; 2nd story, warehouse, 6 persons; 3rd story, brush manufacturing, 45 persons; 4th story, packing cloth, 35 persons; 5th story, manufacturing, 85 persons; 6th story, stamping, 10 persons; 7th story, cutting cloth, 15 persons; and

WHEREAS, the appellant contends that the building is nearly 88 ft. 6 in. in height and was erected about thirty-five years ago; that the present conditions have existed since the time of the erection of the building; that in 1918 there was a similar order issued by the fire department calling for the installation of a standpipe system in this building; that the board of standards and appeals modified this order, eliminating the requirement for standpipe; that there has been no change in the conditions warranting an issuance of the order and that since the original action of the board the owner has installed a sprinkler system and has enclosed the three stairways in fire-retarding material, and that the only change of any nature or description in the building

was a slight change in occupancy, the building being formerly used by the Fairbanks Company for the manufacture of scales, pumps and metal goods and at that time the building was not equipped with sprinkler system; and

WHEREAS, the building in question was the basis of appeal for a similar order and acted on by this board under Cal No. 1703-18-A December 17, 1918, granting an appeal to eliminate the standpipe system; and

WHEREAS, the area and height of the building is the same as in the appeal in 1918 and there has been installed subsequent to 1918 a two-source sprinkler system with central office connection.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area; that the use and occupancy shall remain substantially unchanged, and that the building shall be provided with a two-source sprinkler system with central office connection.

400-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Rhinelander Real Estate Co., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2-8 Duane street and 236-240 William street, southeast corner, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(400-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Rhinelander Real Estate Co., owner, filed, August 14, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 2-8 Duane street and 236-240 William street, southeast corner, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 16, 1931 (Order No. 84268-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story Secs. 580-581, Ch. 5, Code of Ordinances, and Rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered August 3, 1931, reads:

"In reply to your letter of July 22nd, 1931, advising that you have been retained by the owners of the above premises to appeal from the requirements of Order No. 84268-F, and that you are unable to do so, due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit (20 days) has elapsed and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued, therefore, your request is denied.";

and

WHEREAS, the building, erected in 1895 and in 1913, is fireproof, ten and twelve stories in height, 192 ft. 2½ in. by 189 ft. 6¾ in. in area; OCCUPIED as a printing establishment, approximately forty persons per story; and

WHEREAS, appellant contends that the standpipe system is supplied from a 10,000-gallon tank located approximately 6 ft. 6 in. above the outlet in the top story of twelve-story building; that this tank contains also the house supply which is taken off the tank above the 3,500-gallon mark; appellant contends, further, that the standpipe system is also supplied



# MINUTES

from three pumps capable of delivering a pressure of 150 pounds at the top story; and

WHEREAS, the buildings were erected in 1895 and 1913, at which time the present standpipe system was installed; and

WHEREAS, the building is equipped with an approved one-source sprinkler system with central office supervisory alarm.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the standpipe tank above the top story hose outlet, twelve-story building, *on condition* that the elevation of the bottom of the tank shall not be less than 6 ft. 6 in. above the top story hose outlet on the twelfth story; that the standpipe hose in the twelfth story shall be equipped with 1/2-inch nozzles; that the buildings shall be not increased in height or area, and that the standpipe system shall comply with the rules in all other respects.

609-28-A.

APPELLANT—Sylvestro Oil Co., owner.

SUBJECT—Application for reopening—extension of time to complete work—re Appeal from decision of the fire commissioner.

PREMISES AFFECTED—1319 Metropolitan avenue, Maspeth, Borough of Queens.

APPEARANCES—

For Appellant: Sherman Seltzer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and time extended to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(609-28-A)

WHEREAS, Preferred Utilities Co., for Sylvestro Oil Co., owner, filed, July 13, 1928, an appeal from a decision of the fire commissioner, affecting premises 1319 Metropolitan avenue, north side, 522 ft. east of Newtown creek, Maspeth, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, rendered July 12, 1928 (No. 2149-28), reads:

"Tanks must be buried 2' below grade level and encased in 12" P.C. Concrete of 1-2 1/2-5 mix. Sec. 111, Ch. 10, C. of O.

"2. No single tank can exceed a capacity of 150,000 gallons.";

and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 155 ft. on Newtown creek and a depth of 423.17 ft., upon which it is proposed to erect four tanks for the storage of fuel oil of the following dimensions: two tanks, 45 ft. diameter, 30 ft. high, capacity 360,000 gallons each; one tank, 40 ft. diameter, 30 ft. high, capacity 284,000 gallons, and one tank, 25 ft. diameter, 30 ft. high, capacity, 111,000 gallons; and

WHEREAS, appellant contends that owing to soil conditions the tanks cannot be buried and the tanks will be constructed of steel in accordance with the fuel oil rules and each tank will be provided with a two-inch steam line controlled from a fireproof boiler room containing two 100 H.P. steam boilers; this steam line being for smothering purposes in case of an emergency; owing to the fact that bunker oil must be delivered in trucks at 122 degrees F., at least one of these boilers must be operated at all times to heat the stored oil so same may be delivered at this temperature; the tanks are separated from each other and from adjoining property by means of reinforced concrete dikes and dikes extending to the full height of the tanks;

the dikes have a minimum capacity of one and one-half times the gallonage of each tank; and

WHEREAS, this appeal was granted by the board at its meeting, January 29, 1929, on certain conditions, and appellant, through their attorney, Philip J. Sinnott, requested a modification of resolution as to size of tanks and now requests an extension of time to complete work, and owner requests a further extension.

*Resolved*, that the decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the oil storage maintained on these premises shall be restricted to oils of the fuel oil classification as defined under the code of ordinances and fuel oil rules of the board of standards and appeals; that no oils with a flashpoint of less than 150 degrees shall be stored on these premises; that the storage of oil shall be restricted to four tanks, three of which shall have a diameter of 43 ft. 6 in. and a height of 30 ft. and a capacity of 333,000 gallons each, and one tank a diameter of 25 ft. and a height of 30 ft. and a capacity of 111,000 gallons; that there shall be provided outside of each tank a reinforced concrete enclosure forming a reservoir with a capacity of not less than one and one-half times the capacity of each tank so enclosed; that the concrete enclosures shall be constructed in accordance with the reinforced concrete requirements of the building code and in addition thereto there shall be provided on the exterior of these enclosures reinforced concrete buttresses for the full height of not less than one-eighth of the circumference apart; that in the expansion joints as required by the building code there shall be provided copper strips of not less than 14 gauge, throughout the entire height of such expansion joints, not less than 12 inches in width; that there shall be provided to each tank a steam line for use in the event of fire, and in addition thereto there shall be provided throughout the entire premises for the oil storage a liquid fire extinguishing medium, subject to acceptance by the fire prevention bureau; that the operating control machinery of the fire-extinguishing medium and steam lines of tank shall be maintained within an enclosure of fireproof construction; that all permits required shall be obtained within nine months and all work completed by November 1, 1932.

## PETITIONS FOR VARIATIONS.

330-31-S.

PETITIONER—Mark J. Joseph, for Stewarts Sandwiches, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—509-519 Eighth avenue and 302-304 West 36th street, southwest corner, Manhattan.

APPEARANCES—

For Petitioner—Mark J. Joseph.

For Administration: Assistant Engineer Samuel Becker of Bureau of Buildings.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT:

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

THE RESOLUTION—

(330-31-S)

WHEREAS, Mark J. Joseph, for Stewarts Sandwiches, Inc., owner, filed, June 30, 1931, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 509-519 Eighth avenue and 302-304 West 36th street, southwest corner, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered May 18, 1931 (re Alt. Applic. No. 2344-1930), reads:



# MINUTES

"8. Exits from mezzanine should be provided as originally approved. Reconsideration denied."; and

WHEREAS, the building, erected in 1927, is fireproof, twenty-four stories in height, having a frontage of 118 ft. 2¾ in. on Eighth avenue and 119 ft. 11¾ in. on West 36th street; OCCUPIED: 1st story, stores; upper stories, office, showrooms and factories, 150 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, petitioner contends that the mezzanine in question is occupied as part of a restaurant located on the first story and that it accommodates about eighty persons; petitioner proposes to omit the proposed stairway at the northeast corner of the mezzanine and requests the acceptance of the 5-foot-wide open iron stairway leading from the mezzanine to the first story.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the petition be and it hereby is denied.

399-31-S.

PETITIONER—Herman E. Horwood, for Monroe Wet Wash Laundry Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in an order of the fire commissioner.

PREMISES AFFECTED—158 Monroe street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE:

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION:

(399-31-S)

WHEREAS, Herman E. Horwood, for Monroe Wet Wash Laundry Co., Inc., owner, filed, August 14, 1931, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 158 Monroe street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 25, 1931 (Order No. 88074-LD), reads:

"1. Arrange the fire escape at rear of building serving as a required means of egress so that same will conform to Sec. 274 of the Labor Law and the rules of the Board of Standards and Appeals.

"Defects noted:

"3. No safe egress from termination of fire escape to street."; and

and

WHEREAS, the building, erected prior to 1908, is non-fireproof, three stories in height, 23 ft. 4¼ in. by 94 ft. 9 in. in area; OCCUPIED by one tenant as a wet wash laundry: 1st story, 6 persons; 2nd story, 15 persons; 3rd story, 24 persons; EXITS: an interior wood stairway, extending from the first story to top story, enclosed in wood stud, wire lath and cement mortar partitions, with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to a platform at the first story level, thence through a doorway leading into the one-story extension of the adjoining premises to the east; ROOFS of adjoining buildings: three (3) stories higher; and

WHEREAS, petitioner proposes to extend the second story fire escape balcony so that it will connect to the roof of the one-story building to the rear and also to the roof of the one-story building adjoining to the east.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor

law, and the petition be and it hereby is granted, only so far as it affects the egress from the termination of the fire escape, to the street, on condition that there shall be provided at the second story level, rear, from the balcony of the fire escape, a stairs to the roof of the building to the rear, known as 326 Cherry street; the distance shown for this stairway being approximately two to three steps; that at the first story level of No. 158 egress from the termination of the fire escape exit shall be provided through the adjoining one-story extension to the east, thence by stairs down to the yards of the adjoining buildings to the east, which front on Cherry street and Monroe street, and which are known as 330 and 334 Cherry street and 160 Monroe street; that a letter of consent be filed with the fire department for this means of egress from the owners of buildings 326 Cherry street and 330 Cherry street and 160 Monroe street, and that the requirements of the labor law shall be complied with in all other respects.

390-31-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for 123 William Street Corp., lessee.

SUBJECT—Variation of the labor law as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—12 Dutch street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(390-31-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for 123 William Street Corp., lessee, filed, August 4, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 12 Dutch street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 27, 1931 (Order No. 85624-LD), reads:

"1. Extend interior stairway in southeast corner from the 4th to the 7th story enclosed in partitions of fire resisting material. Said enclosure to extend 3' above the roof. Sec. 271 of the Labor Law.

"2. Provide a double rung iron ladder at least 18" in width, within proposed interior stairway enclosure leading from the 7th story to a scuttle opening in roof not less than 2' x 3' with a hinged scuttle cover. Said cover to be of light construction or to be counterweighted, as per rules of the Board of Standards and Appeals

"3. Arrange the fire escape at front of building serving as a required means of egress so that same will conform to Sec. 274 of the Labor Law and the rules of the Board of Standards and Appeals.

"Defects noted:

"1. Windows on course of fire escape not self-closing

"2. No stairway from lowest balcony to ground.

"3. Stairways connecting balconies not at an angle of 45 degrees."; and

and

WHEREAS, the decision of the fire commissioner, rendered July 29, 1931 (re premises 12 Dutch street, Manhattan), reads:

"In reply to your letter of July 27th, requesting rescindment and reissuance of Order No. 85624-LD



# MINUTES

affecting the above premises, you are advised that your request must be denied.

"Respectfully,  
"BUREAU OF FIRE PREVENTION,  
"By (S) Peter C. Spence, Chief."

and

WHEREAS, the building, erected in 1895, is non-fireproof, seven stories in height, 22 ft. by 72 ft. 7 in. in area; OCCUPIED: 1st and 2nd stories, restaurant, 14 persons; 3rd story, office and stock, 3 persons; 4th story, printing, 7 persons; 5th story, jewelers and engravers, 7 persons; 6th story, jewelers and printing, 10 persons; 7th story, jewelry and printing, 11 persons; EXITS: an interior stairway, extending from the first story to fourth story, enclosed in wood stud, wire lath and cement mortar partitions, with fireproof doors at openings; a fire escape on the front wall of the building, having fireproof openings along the course thereof, extending from the top story to the second story, with EGRESS from the termination of the fire escape by means of sliding ladder in guides to street; ROOFS of adjoining buildings: to north, eight stories higher; to south, one story lower; and

WHEREAS, petitioner contends that the stairway in question, which extends from the first to fourth story, affords the second means of egress from these floors and that on the fifth, sixth and seventh stories there is located in the north wall of the building a horizontal exit into the building to the north (which is under the same ownership); as to the fire escape, petitioner contends that the stairs connect the balconies at an angle of 60 degrees and proposes to provide a counterbalanced stairway from the lowest balcony to the street, and proposes, further, to install in the building a one-source sprinkler system.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted, only so far as it affects Defect No. 3 of Item 3, of Order No. 85624-LD, on condition that the stairway of the fire escape shall have an angle of not more than 60 degrees; that the building shall not be increased in height or area and that the labor law shall be complied with in all other respects; denied as to Items 1 and 2.

## APPLIANCES SUBMITTED FOR APPROVAL.

345-31-SA.

PETITIONER—The Silent Glow Oil Burner Corp., owner.  
SUBJECT—Silent Glow Oil Burner, Model 1000, approval of.

### APPEARANCES—

For Petitioner: None.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition approved.

### THE VOTE TO APPROVE APPLIANCE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

### THE RESOLUTION—

(345-31-SA)

WHEREAS, Silent Glow Oil Burner Corp., owner, filed, July 7, 1931, a petition with the board of standards and appeals for approval of device known as the Silent Glow Oil Burner, Model 1000; and

WHEREAS, this device was submitted to the fire department for test and report, and the report of the chief of the bureau of fire prevention dated November 10, 1931, recommends the approval of the device.

Resolved, that the board of standards and appeals does

hereby approve the device known as the Silent Glow Oil Burner, Model 1000, for use in domestic and commercial installations when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention.

348-31-SA.

PETITIONER—General Heat & Power Corp., owner.

SUBJECT—Ghapco Steam Generator, approval of.

### APPEARANCES—

For Petitioner: None.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition approved.

### THE VOTE TO APPROVE APPLIANCE:

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

### THE RESOLUTION—

(348-31-SA)

WHEREAS, General Heat & Power Corp., owner, filed, July 9, 1931, a petition with the board of standards and appeals for approval of device known as the Ghapco Steam Generator (oil burner); and

WHEREAS, this device was submitted to the fire department for test and report, and the report of the chief of the bureau of fire prevention dated November 10, 1931, recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Ghapco Steam Generator (oil burner) for use in commercial and industrial installations when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention.

420-31-SA.

PETITIONER—Delco Appliance Corporation.

SUBJECT—Delco Heat Oil Burner, approval of.

### APPEARANCES—

For Petitioner: None.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition approved.

### THE VOTE TO APPROVE APPLIANCE:

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

### THE RESOLUTION—

(420-31-SA)

WHEREAS, The Delco Appliance Corp., owner, filed, August 27, 1931, a petition with the board of standards and appeals for approval of their device known as the Delco Heat Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report, and the report of the chief of the bureau of fire prevention dated November 10, 1931, recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Delco Heat Oil Burner for domestic and commercial installations when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention.

Adjourned 5.30 p. m.

WILLIAM J. O'GORMAN, Secretary.



---

# PUBLIC HEARING

---

## PROPOSED AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Tuesday, November 24, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules. Matter in *italics* is new. Matter in brackets [ ] is old matter to be omitted.

### Rule 8. Piping for Fuel Oil.

#### Section 3. Fill Pipes.

(a) Each tank shall be provided with a separate fill pipe, except as otherwise stated in these rules, which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall

be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located *at or above grade in front of the building or at the side of the building adjacent to a driveway and as remote as practicable from any building opening or subway gratings. The distance between the fill line terminal and the driveway as the case may be shall not exceed thirty (30) feet.*

(b) Where the top of the tank is above the fill box the fill pipe shall be connected to the top of the tank and be provided with a gate valve sealed closed when not in use at the tank, and a swinging check valve shall be provided in the fill line at the fill box.

---

# PUBLIC HEARING

---

## PROPOSED AMENDMENTS TO "STANDPIPE"-“FIRELINE” RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on December 4, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"-“Fireline” Rules. Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.

13. Approved 3 in. x 3 in. siamese, with approved caps.

14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.

15. The siamese street riser, wall collars and caps painted a Fire Department red.

16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.

17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

---

## FORMS FOR NOTICES TO PROPERTY OWNERS

---

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# RULES

## REVISED ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS (ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE AUGUST 26, 1918; REVISED MAY 13, 1919) AND REVISED JUNE 12, 1931, EFFECTIVE DECEMBER 12, 1931.

[240-19-SR]

## ELEVATOR RULES

### Definitions

#### 1. Alteration.

An "Alteration" of an elevator, dumbwaiter, or escalator, is a change in the use, classification, operation, control, character of power supply, capacity or speed of the elevator, escalator or dumbwaiter, application for which is filed in the Bureau after the Rules become effective.

#### 2. Auxiliary Power Elevator.

An "auxiliary power elevator" is one having a source of mechanical power, such as shafting, in common with other machinery.

#### 3. Bi-Parting Door or Gate.

A "bi-parting door or gate" is a vertical-slide, horizontal-slide, or swing door or gate consisting of two or more sections so arranged that the sections, or pairs of sections, open away from each other, and so interconnected that both sections operate simultaneously.

#### 4. Board.

Wherever the word "Board" is used in these Rules, unless specifically stated otherwise, it shall mean the Board of Standards and Appeals.

#### 5. Bottom Clearance.

"Bottom clearance" of the elevator car is the vertical distance between any obstruction in the pit, exclusive of the compensating device, buffers, and buffer supports, and the lowest point on the understructure of the elevator car exclusive of the safeties, car-frame channels, and guide shoes, when the car floor is level with the lower terminal landing.

#### 6. Bottom Overtravel.

"Bottom overtravel" of the elevator car is the distance the car floor can travel below the level of the lower terminal landing, until the fully loaded car rests on the buffers, and includes the resulting buffer compression.

Bottom overtravel of the counterweight is the distance the counterweight can travel below its position when the car platform is level with the upper terminal landing, until the counterweight rests on the buffers, and includes the resulting buffer compression.

#### 7. Buffer.

A "buffer" is a device designed to absorb the impact of the car or counterweight at the lower limits of travel.

#### 8. Bureau.

Wherever the word "Bureau" is used in these Rules, unless specifically designated otherwise, it shall mean the Bureau of Buildings.

#### 9. Car or Counterweight Safety.

A "car or counterweight safety" is a mechanical device attached to the car or counterweight frame to stop and hold the car or counterweight in case of predetermined overspeed, free fall, or through slackening of the cables.

#### 10. Car Door or Gate.

A "car door or gate" is the door or gate in or on the elevator car ordinarily used for entrance and exit.

#### 11. Car Door or Gate Electric Contact.

A "car door or gate electric contact" is a device to open the control circuit, or an auxiliary circuit, when the car door or gate is open more than two inches from full closure, and thus prevent operation of the elevator in a direction to move the car away from the landing.

#### 12. Car Enclosure.

The "car enclosure or cab" of an elevator is the enclosure consisting of railings, doors or gates, walls, and the top or cover built upon the platform.

#### 13. Car Frame.

A "car frame" (sling) is the supporting frame to which the car platform, upper and lower sets of guide shoes, and the hoisting cables are usually attached.

#### 14. Car-Leveling Device.

A "car-leveling device" is any mechanism or control which will move the car within a limited zone toward and stop the car at the landing. A car-leveling device may also be used for emergency operation of the car throughout its entire travel and for safe-lifting purposes.

#### 15. Car Platform.

The "car platform" is the structure which forms the floor of the car and directly supports the load.

#### 16. Chain-Driven Elevator.

A "chain-driven elevator" is an elevator machine connected to a reversible motor, engine or turbine by a chain.

#### 17. Contract Load.

The "contract load" is the load specified in the contract for the purchase of the elevator, or in the application for the building permit.

#### 18. Contract Speed.

"Contract speed" is the speed specified to be attained by the elevator in the up direction with contract load in the car in the purchase contract or in the application for the building permit.

#### 19. Control.

The "control" of an elevator is the system of regulation by which the starting, stopping, direction of motion, acceleration, speed, and retardation of the elevator are governed.

##### 19.1. Generator-Field Control.

"Generator-field control" is a system in which control is primarily accomplished by the use of an individual generator for each elevator, in which the voltage applied to the hoisting motor is adjusted by varying the strength and direction of the generator field.

##### 19.2. Multi-Voltage Control.

"Multi-voltage control" is a system in which control is accomplished primarily by impressing successively on the armature of the hoisting motor a number of substantially fixed voltages such as may be obtained from multi-commutator generators common to a group of elevators.

##### 19.3. Rheostatic Control.

"Rheostatic control" is a system in which control is accomplished primarily by varying resistance and reactance in the armature and field circuit of the hoisting motor.

#### 20. Conveyor.

A "conveyor" is a device intended for the continuous movement of materials only and operating without the services of an operator thereon.

#### 21. Door Closer.

A "door closer" is a device, operated by gravity or other means, which will automatically close a door when released by the operator or by suitable automatic means.

#### 22. Double-Belted Elevator.

A "double-belted elevator" is an auxiliary power elevator in which the direction of motion is changed without reversal of the prime mover.



# RULES

## 23. Dumbwaiter.

A "dumbwaiter" is a hoisting and lowering mechanism equipped with a car, the maximum horizontal sectional area of which is 9 square feet, whose maximum compartment height, if provided with a fixed or removable bottom, is 4 feet, the maximum capacity of which is 500 pounds, and which is used exclusively for carrying freight or materials.

## 24. Electric Elevator.

An "electric elevator" is an elevator in which the motion of the car is obtained through an electric motor directly applied to the elevator machinery.

## 25. Elevator.

An "elevator" is a hoisting and lowering mechanism equipped with a car or platform which moves in guides in a substantially vertical direction.

Dumbwaiters, hoists, endless belts, conveyors, chains, buckets, and similar machines used for the purpose of elevating materials, and tiering or piling machines are not included in the term "Elevator."

## 26. Elevator Car.

An "elevator car" is the load-carrying unit, including its platform, car frame and enclosure, if any.

## 27. Elevator Landing.

An "elevator landing" is that portion of a floor, balcony or platform immediately adjacent to the hoistway opening used to receive and discharge passengers, freight or materials.

## 28. Elevator Machine.

An "elevator machine" is the machinery and its equipment used in raising and lowering the elevator car.

### 28.1. Traction Machine.

A "traction machine" is an elevator machine in which the motion of the car and counterweight is obtained by means of traction between the driving drum, sheave, or sheaves and the connecting hoisting cables.

### 28.2. Winding-Drum Machine.

A "winding-drum machine" is an elevator machine in which the cables are fastened to and wind on a drum.

### 28.3. Direct-Drive Machine.

A "direct-drive machine" is one in which the power is transmitted directly to the driving sheave or sheaves without intermediate mechanism or gears.

### 28.4. Worm-Geared Machine.

A "worm-g geared machine" is one in which the power is transmitted to the driving sheaves or drum through worm gearing.

### 28.5. Spur-Geared Machine.

A "spur-g geared machine" is one in which the power is transmitted to the driving sheaves or drum through spur gearing.

## 29. Emergency Release.

An "emergency release" is a device to make inoperative door or gate electric contacts or door interlocks in case of emergency.

## 30. Emergency Stop Switch.

An "emergency stop switch" (safety switch) is a device in the car used to cut off the power from the elevator machine independently of the operating devices.

## 31. Escalator.

An "escalator" is a moving inclined continuous stairway or runway used for raising or lowering passengers.

## 32. Final Terminal Stopping Device.

A "final terminal stopping device" is an automatic device for stopping the car and counterweight from contract speed, within the top clearance and bottom overtravel, independently of the operation of the normal terminal stopping device, and the operating device.

## 33. Freight Elevator.

A "freight elevator" is an elevator used for carrying freight or materials and on which only the operator and the

persons necessary for handling the freight or materials are permitted to ride.

## 34. Gravity Elevator.

A "gravity elevator" is an elevator in which gravity is the source of power.

## 35. Hand Power Elevator.

A "hand power elevator" is an elevator driven by manual power.

## 36. Hoist.

A "hoist" is all the machinery, apparatus and equipment, (except cranes) for raising or lowering freight by means of a sling or hook.

## 37. Hoistway.

A "hoistway" is any shaftway, hatchway, well hole, or other vertical opening or space in which an elevator or dumbwaiter is designed to operate.

## 38. Hoistway Door or Gate.

A "hoistway door or gate" is the hinged or sliding portion of the hoistway enclosure giving access to the elevator at any landing.

## 39. Hoistway-Door or Gate Electric Contact.

A "hoistway-door or gate electric contact" is a device to open the control circuit, or an auxiliary circuit, when the hoistway door or gate at which the car is standing is open more than 2 inches from full closure, and thus prevent operation of the elevator car away from the landing.

### 39.1. Door Unit Contact System.

A "door unit contact system" is a contact system which meets the requirements of the contact definition above, but does not require all the hoistway doors to be closed.

### 39.2. Hoistway Unit Contact System.

A "hoistway unit contact system" is a contact system which meets the requirements of the contact definition above, and also requires all hoistway doors to be closed.

## 40. Hoistway-Door Interlock.

A "hoistway-door interlock" is a device, the purpose of which is:

First: To prevent the operation of the elevator machine to move the car away from a landing unless the hoistway door at that landing is locked in the closed position.

Second: To prevent the opening of the hoistway door from the landing side (except by special key), unless the car is at rest within the landing zone, or is coasting through the landing zone with its operating device in the stop position.

### 40.1. Door Unit Interlock System.

"Door unit interlock system" is an interlock system which meets the requirements of the interlock definition above, but does not require all the hoistway doors to be locked in the closed position.

### 40.2. Hoistway Unit Interlock System.

"Hoistway unit interlock system" is an interlock system which, in addition to fulfilling the requirements given under the definition of interlock, will also prevent the operation of the car unless all hoistway doors are locked in the closed position.

## 41. Hoistway Enclosure.

A "hoistway enclosure" is any structure which separates the hoistway, either wholly or in part, from the floors or landings through which the hoistway extends.

## 42. Hydraulic Elevator.

A "hydraulic elevator" is an elevator in which the motion of the car is obtained from liquid under pressure.

### 42.1. Plunger Elevator.

A "plunger elevator" is a hydraulic elevator having a ram or plunger directly attached to the under side of the car platform.

### 42.2. Rope-Geared Hydraulic Elevator.

A "rope-g geared hydraulic elevator" is an elevator in which the motion of the car is obtained by



# RULES

multiplying the travel of a piston or ram by a system of sheaves over which the hoisting ropes operate.

## 43. Installations.

### 43.1. Existing Installation.

An "existing installation" of an elevator, dumbwaiter or escalator is an installation the application for which was filed with the Bureau before these Rules become effective in accordance with *1.1, Applications*.

### 43.2. New Installation.

A "new installation" of an elevator, dumbwaiter or escalator is a complete elevator, dumbwaiter or escalator installation the application for which is filed with the Bureau after these Rules become effective in accordance with *1.1, Applications*.

## 44. Landing Zone.

The "landing zone" is the space within 18 inches above or below the landing.

## 45. Manually Operated Door or Gate.

A "manually operated door or gate" is a door or gate which is opened and closed by hand.

## 46. Normal Terminal Stopping Device.

A "normal terminal stopping device" is an automatic device for stopping the elevator car within the overtravel independently of the operating device.

## 47. Operating Device.

The "operating device" is the car switch, push button, rope, wheel, lever, treadles, or similar devices used by the operator to actuate the control.

## 48. Operation.

"Operation" is the method of actuating the control.

### 48.1. Automatic Operation.

"Automatic operation" is operation by means of buttons or switches both in the car and at the landings, the momentary pressing of which will cause the car to start and stop automatically at the floor corresponding to the button pressed.

#### 48.1.1. Single Automatic Operation.

"Single automatic operation" is automatic operation by means of one button at each landing, so arranged that if any car or landing button has been pressed the pressure of any other such button will be without effect on the operation of the car until the response to the first button has been completed.

#### 48.1.2. Non-Selective Collective Automatic Operation.

"Non-selective collective automatic operation" is automatic operation by means of one button in the car for each landing level served and one button at each landing. All stops registered by the momentary pressure of landing or car buttons are made in the order in which the landings are reached after the buttons have been pressed, but irrespective of its direction of travel, of the number of buttons pressed or of the sequence in which they are pressed.

#### 48.1.3. Selective Collective Automatic Operation.

"Selective collective automatic operation" is automatic operation by means of one button in the car for each landing level served and by "Up" and "Down" buttons at the landings. All stops registered by the momentary pressure of the car buttons are made as defined under non-selective collective automatic operation, but the stops registered by the momentary pressure of the landing buttons are made in the order in which the landings are reached in each direc-

tion of travel after the buttons have been pressed. With this type of control, all "Up" landing calls are answered when the car is traveling in the "Up" direction and all "Down" landing calls are answered when the car is traveling in the "Down" direction (except in the case of the uppermost or lowermost calls, which are answered as soon as they are reached, irrespective of the direction of travel of the car).

### 48.2. Car-Switch Automatic Floor-Stop Operation.

"Car-switch automatic floor-stop operation" is operation in which the stop is initiated by the operator from within the car with a definite reference to the landing at which it is desired to stop, after which the slowing down and stopping of the elevator is automatically effected.

### 48.3. Car-Switch Operation.

"Car-switch operation" is operation in which the movement of the car is directly and solely under the control of the operator by means of a switch in the car.

### 48.4. Continuous-Pressure Operation.

"Continuous-pressure operation" is operation with up and down buttons or an up and down switch in the car and at each landing (except the terminal landings where one button or switch may suffice), any one of which may be used to control the movement of the car in the direction for which the button is pushed or the switch actuated, but only so long as the button or switch is manually held in the operating position. Landing stops are not automatic.

### 48.5. Dual Operation.

"Dual operation" is a system of operation in which the elevator is arranged to be operated as an automatic-operation elevator through landing and car buttons or switches, or as a manual-operation elevator by an operator in the car who may either use a car switch or the buttons provided in the car. When operated by an operator, upon the throwing of a suitable switch or switches, the car can no longer be started by the landing buttons; these buttons may be used to signal the operator that the car is desired at a certain landing.

### 48.6. Pre-Register Operation.

"Pre-register operation" is operation in which signals to stop are registered in advance by buttons in the car and at the landings. At the proper point in the car travel the operator in the car is notified by a signal, visual, audible, or otherwise, to initiate the stop, after which the landing stop is automatic.

### 48.7. Signal Operation.

"Signal operation" is operation by means of single buttons or switches (or both) in the car, and up or down direction buttons or switches (or both) at the landings by which predetermined landing stops may be set up or registered for an elevator or for a group of elevators. The stops set up by the momentary pressure of the car buttons are made automatically in succession as the car reaches those landings, irrespective of its direction of travel or the sequence in which the buttons are pressed. The stops set up by the momentary pressure of the up and down buttons at the landing are made automatically by the next car in the group approaching the landing in the corresponding direction, irrespective of the sequence in which the buttons are pressed.

With this type of operation the car can be started only by means of a starting switch or button in the car.

## 49. Overhead Structure.

The "overhead structure" is all of the elevator equipment, supporting structure and platforms at the top of the hoistway.



# RULES

## 50. Passenger Elevator.

A "passenger elevator" is an elevator designed to carry persons.

## 51. Platform Elevator.

A "platform elevator" is an elevator the platform of which is supported by ropes at two or more points at or below the platform level, and which is not provided with an underslung frame or sling having guide shoes so arranged as to prevent the tipping of the platform.

## 52. Pit.

A "pit" is that portion of an elevator hoistway extending below the level of the bottom landing saddle to provide for bottom overtravel and clearance, and for parts which require space below the bottom limit of car travel.

## 53. Power Elevator.

A "power elevator" is an elevator in which the motive power is obtained otherwise than manually or from gravity.

## 54. Power-Operated Door or Gate.

A "power-operated door or gate" is a door or gate opened and closed by power otherwise than by hand, gravity, springs, or the movement of the car.

### 54.1. Power-Operated Door or Gate, Manually Controlled.

A "power-operated door or gate, manually controlled," is a door or gate which is opened and closed by power other than by hand, gravity, springs, or the movement of the car, the door movement in each direction being controlled by the elevator operator.

### 54.2. Power-Operated Door or Gate, Automatically Opened.

A "power-operated door or gate, automatically opened" is a door or gate which is opened by power other than by hand, gravity, springs, or the movement of the car, the opening of the door being initiated by the arrival of the car at or near the landing. The closing of such door or gate may be under the control of the elevator operator or may be automatic.

### 54.3. Power-Opened, Self-Closing Door or Gate.

A "power-opened, self-closing door or gate" is a door or gate which is opened by power other than by hand, gravity, springs, or the movement of the car, and when released by the operator is closed by energy stored during the operation of opening.

### 54.4. Power-Closed Door or Gate.

A "power-closed door or gate" is a door or gate which is manually opened and is closed by power other than by hand, gravity, springs, or the movement of the car.

## 55. Power-Operated Door or Gate Device.

A "power-operated door or gate device" is a device or assemblage of devices to open and close the hoistway door and car door or gate by power other than by hand, gravity, springs, or the movement of the car.

## 56. Self-Closing Door or Gate.

A "self-closing door or gate" is a door or gate which is opened manually and closes when released.

## 57. Sidewalk Elevator.

A "sidewalk elevator" is a sidewalk type freight elevator which serves no floors above the sidewalk or ground level, and which has no opening into the structure at its top limit of travel.

## 58. Sidewalk Type Elevator.

A "sidewalk type elevator" is an elevator the platform of which is supported at two or more points at or below the platform level and which is provided with an underslung frame or sling and guide shoes so arranged as to prevent the tipping of the platform.

## 59. Single-Belted Elevator.

A "single-belted elevator" is an elevator machine connected by a belt to a reversible motor, engine or turbine.

## 60. Steam Elevator.

A "steam elevator" is an elevator in which the motion of the car is obtained from a steam engine directly applied to the elevator machinery.

## 61. Structure.

"Structure" shall mean, for the purposes of these Rules, a building or construction of any kind.

## 62. Superintendent.

Wherever the word "Superintendent" is used in these Rules, unless specifically stated otherwise, it shall mean the Superintendent of Buildings.

## 63. Top Clearance.

The "top clearance" of the elevator car is the distance the car floor can travel above the level of the upper terminal landing without any part of the car or devices attached thereto coming in contact with the overhead structure.

The top clearance of the elevator counterweight is the shortest vertical distance between any part of the counterweight structure and the nearest part of the overhead structure or any other obstruction when the car floor is level with the lower terminal landing.

## 64. Top Overtravel.

The "top overtravel" of the elevator car is the distance provided for the car floor to travel above the level of the upper terminal landing until the car is stopped by the normal terminal stopping device.

## 65. Travel (Rise).

The "travel" (rise) of an elevator or dumbwaiter is the vertical distance between the bottom terminal landing and the top terminal landing.

## RULE 1. SCOPE AND PURPOSE

### 1.1. Application.

These Rules shall apply only to elevator, dumbwaiter and escalator installations when application for any of the following permits is filed with the Bureau after these Rules become effective:

1. For construction of a new structure;
2. For changes in an existing structure involving alterations of the existing elevator, dumbwaiter or escalator installation;
3. For the construction of a new elevator, dumbwaiter or escalator installation.

### 1.2. Scope.

These Rules cover the construction, inspection, maintenance and operation of elevators, dumbwaiters, escalators and their hoistways (except devices inclined at an angle of forty-five degrees or less for carrying one or two persons, belt, bucket, scoop, roller or similarly inclined or vertical freight conveyors, telescopic ash hoists, tiering or piling machines, skip hoists, wharf ramps, or apparatus in kindred classes, lift bridges and elevators used only for handling building materials and workmen during construction). The use of such excepted types of apparatus may be permitted at the discretion of the Superintendent.

Amusement devices, stage and orchestra lifts, and elevators of capacity exceeding 30,000 pounds and platform area exceeding 300 square feet when suspended by cables near each corner of the hoistway and at additional positions may be used subject to the discretion of the Superintendent.

### 1.3. Purpose, Interpretation and Exceptions.

The purpose of these Rules is to provide reasonable safety for life and limb. In case of practical difficulty or unnecessary hardship the Board may grant exceptions from the literal requirements or permit the use of other devices or methods, but only when it is clearly evident that reasonable safety is secured.

### 1.4. Old Installations.

Existing elevators moved to new hoistways, shall comply with these Rules.



# RULES

Equipment legally installed prior to the adoption of these Rules may be used without being reconstructed to comply with these Rules and shall be maintained by the owner in safe operating condition.

Existing installations may be altered to receive the benefit of any provisions of these Rules provided the safety requirements covering such provisions are met. When the alteration consists solely of a change in the character of electric power supply, only such parts, the operation of which is thereby affected, need be changed (except that in all such cases electrically released brakes shall be installed and the use of single speed induction motors for contract speeds exceeding 10 feet per minute is forbidden).

Ordinary repairs or replacements on existing installations may be made with parts of equivalent material and at least be equivalent in strength and design to those replaced, without complying with these Rules. Damaged or defective parts shall be wholly or partly replaced at the discretion of the Superintendent (except that broken parts subject to bending, tension or torsional stresses and parts upon which the support of the car depends shall not be welded).

## RULE 2. HOISTWAY CONSTRUCTION FOR POWER PASSENGER, FREIGHT AND SIDEWALK TYPE ELEVATORS

### 2.1. Hoistway Construction.

#### 2.1.1. Fire Resistive Hoistway Enclosures.

##### 2.1.1.1. Hoistways to Be Fire Resistive.

Hoistway enclosures of all elevators shall comply with Section 373 of Article 18, of Chapter 5 of the Code of Ordinances, and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law (except sidewalk elevators the travel of which does not exceed one story).

##### 2.1.1.2. Landing Openings to Be Protected.

Landing openings in a fire resistive hoistway enclosure shall be provided with fire resistive doors, panels or fronts which comply with Section 373 of Article 18 of Chapter 5 of the Code of Ordinances, and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law (except that they must first comply with 2.3.1.1, *Automatic Fire Doors Functioning by Heat*). For elevators whose contract load is 2,000 pounds or more, the aggregate clear width of the hoistway doors shall be at least 30 inches and the clear height shall be at least 78 inches.

##### 2.1.1.3. Design and Construction of Projections.

Projections and hoistway doors extending inward from the general surface of the hoistway enclosure, and which are opposite a car entrance of an elevator, shall be beveled on the under side or shall be guarded with metal plates, by fire-proofed wood or by wood faced with metal at least 0.125 inches thick (Number 11, United States Gage). The angle of such bevels or guard plates shall be at least 60 degrees from the horizontal. If plates or guards are used they shall be smooth and firmly and permanently fastened to the hoistway enclosure.

##### 2.1.1.4. Recesses.

Recesses other than landing openings in the general surface of the hoistway enclosure which are opposite a car opening shall be filled in flush with the general surface of the hoistway to comply with 2.1.2.3, *Materials for Enclosures* (except where the corresponding opening in the car enclosure is provided with solid panel car doors).

The soffit of a recess formed by or between vertical bars shall be beveled as specified for projections in 2.1.1.3, *Design and Construction of Projections*.

##### 2.1.1.5. Strength of Hoistway Enclosures.

The hoistway enclosure adjacent to a landing opening shall be of sufficient strength to support in true alignment the hoistway doors with their operating mechanism and interlocks.

#### 2.1.2. Non-Fire Resistive Hoistway Enclosures.

##### 2.1.2.1. Use and Enclosure of Non-Fire Resistive Hoistway Enclosures.

Non-fire resistive hoistway enclosures shall be permitted only for sidewalk elevators the travel of which does not exceed one story. Where non-fire resistive construction is permitted, hoistways shall be enclosed to the full height of the hoistway (except on sides used for loading or unloading).

##### 2.1.2.2. Enclosure of Hoistway Sides Used for Loading and Unloading.

The hoistways of sidewalk elevators shall be enclosed from door lintel to ceiling on the sides used for loading or unloading. The enclosure on such sides shall be at most 5 inches from the edge of the car platform.

##### 2.1.2.3. Materials for Enclosures.

Enclosures shall be building walls, solid or latticed partitions, of incombustible material, grill work, metal grating, expanded metal or fire-proofed wood. Where wire grill work is used, the wire shall be at least 0.0915 inches in diameter (Number 13 Steel Wire Gage), and the maximum size of mesh shall be 2 inches. Where expanded metal is used its minimum thickness shall be 0.094 inches (Number 13 United States Gage).

The maximum spacing between vertical bars shall be 1 inch (except where used as furring material in order to comply with 2.1.2.2, *Enclosures of Hoistway Sides Used for Loading and Unloading*). In this case the maximum spacing between vertical bars shall be 4 inches.

##### 2.1.2.4. Netting Required on Enclosures.

When either of the following conditions exists, openings in the enclosures shall be covered with a netting of square mesh  $\frac{1}{2}$  inch or less in size made of wire at least 0.0348 inches in diameter (Number 20 Steel Wire Gage):

- (1) The clearance between the enclosure and any part of the car, counterweight or any sliding landing door is less than 1 inch.
- (2) The enclosure is grill or open work having openings which will pass a  $\frac{1}{2}$ -inch diameter ball, and the openings in the enclosure are less than 6 feet above any landing, stairway, floor or platform.

##### 2.1.2.5. Protection of Inward Projections.

Projections and hoistway doors extending inward from the general surface of the hoistway enclosure, and which are opposite a car entrance of an elevator, shall be beveled on the under side or shall be guarded with metal plates, fire-proofed wood or by wood faced with metal at least 0.125 inches thick (Number 11 United States Gage). The angle of such bevels or guard plates shall be at least 60 degrees, and preferably 75 degrees, from the horizontal. If plates or guards are used they shall be smooth and firmly and permanently fastened to the hoistway enclosure.

##### 2.1.2.6. Recesses to Be Filled.

Recesses, other than landing openings, in the general surface of the hoistway enclosure of a freight elevator, which are opposite a car opening shall be filled in flush with the general surface of the hoistway to comply with 2.1.2.3, *Materials for Enclosures*.

The soffit of a recess formed by or between vertical bars shall be beveled as specified for projections in 2.1.2.5, *Protection of Inward Projections*.



# RULES

## 2.1.2.7. Strength of Hoistway Enclosure.

The hoistway enclosure adjacent to a landing opening shall be of sufficient strength to support in true alignment the hoistway doors and gates with their operating mechanism and interlocks.

## 2.1.3. Clearance Between Cars, Counterweights, and Hoistway Enclosures of Elevators.

### 2.1.3.1. Clearance Between Cars, Enclosures and Counterweights.

The hoistway of an elevator shall have a clearance of at least  $\frac{3}{4}$  inch between the sides of the car and the hoistway enclosure and of at least 1 inch between the car and its counterweights.

### 2.1.3.2. Clearance Between Platforms and Landing Thresholds.

The minimum clearance between the car platforms and the landing saddles shall be at least  $\frac{1}{2}$  inch for elevators using side-post construction and  $\frac{3}{4}$  inch for elevators using corner-post construction. The maximum permissible clearance in each case shall be  $1\frac{1}{2}$  inches.

### 2.1.3.3. Clearance Between Hoistway Enclosure and Loading Side of Car Platform.

The maximum permissible clearance between a hoistway enclosure and a loading side of the car platform opposite a car entrance shall be 5 inches (except when the doors are installed wholly within the hoistway in which case the maximum permissible clearance shall be  $7\frac{1}{2}$  inches).

### 2.1.3.4. Furring.

If furring out be necessary to comply with the foregoing requirements, the furring shall conform to 2.1.2.3, *Materials for Enclosures*.

### 2.1.3.5. Clearance of Cars in Adjoining Hoistways.

The clearance between cars operated in adjoining hoistways shall be at least 2 inches.

## 2.1.4. Pits, Overtravel and Clearances.

### 2.1.4.1. Pits.

Pits shall be provided at the bottom of elevator hoistways.

### 2.1.4.2. Pit Dimensions.

A pit for sidewalk type elevators shall be at least 2 feet deep measured from the saddle of the lowest landing.

Pits for elevators having a contract speed of 100 feet per minute or less (except sidewalk type elevators), shall have a depth such that the vertical clearance between the lowest projection under the car platform and any obstruction in the pit shall be at least 24 inches when the buffers are fully compressed.

The pit for elevators having a contract speed exceeding 100 feet, but not exceeding 250 feet per minute where spring buffers are permitted and used shall be at least  $3\frac{1}{2}$  feet deep measured from the saddle of the lowest landing.

The pit depth for elevators having a contract speed exceeding 250 feet per minute where oil or equivalent buffers are required, shall be at least the sum of the following two distances measured from the saddle of the lowest landing:

(1) The length of the fully extended buffer, having a buffer stroke as determined by 3.2.2.1, *Required Types of Buffers*.

(2) The distance between the upper surface of the car platform and the under surface of the buffer strike plate, plus 3 inches.

The above gives minimum requirements, but additional pit depth shall be provided as necessary to allow clearance for compensating rope sheaves and any vertical movement thereof, and to com-

ply with 3.4.3, *Terminal Stopping and Safety Devices*.

When the car rests on the fully compressed buffer there shall be at least 2 feet clearance vertically between the lowest projection of the under side of the car platform (except guide shoes and aprons attached to the sill) and any obstruction in the pit, exclusive of compensating device, buffers and buffer supports (except for sidewalk type elevators).

When practical difficulties make it essential, the pit depth required above may be reduced subject to the approval of the Superintendent. If such reduction in pit depth involves precompression of either car or counterweight buffer or both, the amount of precompression so allowed shall not reduce the extension of the buffer plunger to less than 50 per cent of the buffer stroke as determined by 3.2.2.1, *Required Types of Buffers*, or to less than 18 inches, whichever is greater, and shall not permit precompression of buffers having a stroke of 18 inches or less.

In no case shall the depth of any depression or trench in the pit be included in the pit depth or clearance.

The walls of the pit shall be substantially vertical. The horizontal sectional area of the pit shall include the continuation of the horizontal clearance about the car platform, required to permit the passage of the counterweight and its guide rails, the car guide rails and any cables, ropes or tapes extending below the lower terminal landing saddle.

The floor of the pit shall be approximately level (except that this requirement may be waived if old foundation footings are encountered in a new installation and it is inadvisable to remove the footing, but the maximum permissible encroachment shall be 15 per cent of the cubical contents of the pit). The hazard due to an uneven pit should be recognized and precautions taken to minimize this hazard.

### 2.1.4.3. Top Clearances.

The top clearances for passenger and freight elevators (except sidewalk type elevators) shall be as given in 2.1.4.3.1, *Car Clearance*, and 2.1.4.3.2, *Counterweight Clearance*.

#### 2.1.4.3.1. Car Clearance.

When the car is at its top landing, the clear distance between the top of the crosshead of the car and the corresponding point of any obstruction in the upper limit of the hoistway vertically above it, shall be at least the sum of the following four items:

1. The clearance between the bottom of the counterweight buffer and its striking block, which shall be at least 6 inches.
2. The stroke of the counterweight buffer used.
3. Two feet.
4. One-half the counterweight buffer stroke corresponding to the required governor tripping speed of the car as determined by 3.2.2.1, *Required Types of Buffers*.

Item 4 may be omitted if provision is made to eliminate the jump of the car at counterweight buffer engagement.

When the car crosshead is 2 feet from the nearest obstruction above it, no projection on the car shall strike any part of the overhead structure.

#### 2.1.4.3.2. Counterweight Clearance.

When the car is level with the bottom landing, the clear distance between the top of the counterweight and the corresponding point of any obstruction in the upper limit of the hoistway vertically above it, shall be at least the sum of the following four items:



# RULES

1. The clearance between the top of the car buffer and its striking block, which shall be at least 3 inches.
2. The stroke of the car buffer used.
3. Six inches.
4. One-half the car buffer stroke corresponding to governor tripping speed of the car as determined by 3.2.2.1, *Required Types of Buffers*.

Item 4 may be omitted if provision is made to eliminate the jump of the counterweight at car buffer engagement.

When the pit depth has been reduced as provided for in 2.1.4.2, *Pit Dimensions*, the top clearances may be modified to conform therewith subject to the approval of the Superintendent.

#### 2.1.4.4. Overtravel for Sidewalk Type Elevators.

An overtravel of at least 6 inches at the top and at least 3 inches at the bottom shall be provided for sidewalk type elevators (except as required by 3.3.3.1, *Enclosures Required*).

### 2.1.5. Hoistway Windows, Bulkheads and Machine Rooms.

#### 2.1.5.1. Window Entrances to Freight Elevators.

Windows in the hoistway enclosure walls toward which the car of a freight elevator has an entrance, shall (except in the case of elevators having car gates equipped with electric contacts) be provided with vertical bars or grating having clearances as specified in 2.1.3, *Clearance Between Cars, Counterweights and Hoistway Enclosures of Elevators*. The soffit of the recess formed by or between the vertical bars shall be beveled as specified for projections in 2.1.2.5, *Protection of Inward Projections*.

#### 2.1.5.2. Protection of Hoistway Windows.

Windows in the hoistway enclosure less than seven floors above the sidewalk level and less than three floors above the roof of an adjacent structure shall be fitted with vertical metal bars at least  $\frac{5}{8}$  inch in diameter with maximum spacing of 10 inches.

#### 2.1.5.3. Access to Machine Rooms, Pits and Overhead Machinery Spaces.

Safe and convenient access to the machine rooms, pits and overhead machinery spaces shall be provided. Where the entrance to machine rooms and overhead machinery spaces is more than 5 feet above the adjacent floor or roof surface, access shall be provided by means of a metal ladder or stairs having a maximum angle of incline of 60 degrees from the horizontal. Where the difference in level is 5 feet or less, vertical ladders may be used. The ladder or stairs shall be fitted with a metal hand-rail above the outside stringers. When the entrance door opens outward a platform shall be provided within 8 inches below the door sill. The platform shall be at least 2 feet wide and shall project at least 2 feet beyond the lock jamb of the door. A guard rail shall be provided at the edge of this platform (except where the ladder or stairs join the platform).

Access to pits over 5 feet deep may be provided by means of fixed vertical metal ladders. Where the buffer cylinder is over 5 feet high a fixed inclined metal ladder shall be provided.

The use of elevator machine rooms and overhead machinery spaces as public thoroughfares is forbidden. Doors to elevator machine rooms and overhead machinery spaces shall be fitted with locks which permit the door to be opened from the inside without a key.

Where it is impractical to provide access to

overhead sheaves and governors from outside the hoistway, access may be provided from within the hoistway, if an emergency switch suitably marked is placed inside the hoistway which, when opened, will prevent operation of the elevator during the inspection of the overhead machinery.

#### 2.1.5.4. Lighting.

Permanent provision for adequate artificial light shall be made in machine rooms, pits and spaces for overhead machinery of elevators. Where electric light is available the illumination shall be based on at least  $\frac{1}{2}$  watt per square foot of floor area.

The machine room lighting switch, if electric light is used, or the lamp, if electricity is unavailable, shall be within easy reach of the entrance to the machine room.

Where practical the elevator service switch and the lighting switch shall be located on the lock jamb side of the machine room entrance door. Both these switches shall be of the enclosed type.

#### 2.1.5.5. Head Room in Bulkheads.

Bulkheads of elevators shall be constructed with a minimum head room of 6 feet above the platform required in 2.1.6, *Machine Supports, Loads on Supports and Factors of Safety*.

#### 2.1.5.6. Enclosure of and Access to Elevator Machines.

Elevator machines shall be surrounded by substantial grill work or other enclosure unless located in machine, engine or pump rooms in charge of an attendant, or unless otherwise secured against unauthorized access.

All machine enclosures shall provide 12 inches horizontal or vertical clearance as necessary to give access to such parts of the machinery as require maintenance.

#### 2.1.5.7. Guarding of Exposed Moving Machine Parts.

Exposed gears, sprockets, tape sheaves, and ropes and tapes passing through the secondary levels shall be guarded in accordance with the standards referred to in 2.2.1, *Standard Guards*.

### 2.1.6. Machine Supports, Loads on Supports and Factors of Safety.

#### 2.1.6.1. Machine Supports.

Machinery and sheaves shall be so supported and held as effectually to prevent any part from becoming displaced. The supporting beams shall be of steel or reinforced concrete. Beams are not required under machinery supported on independent foundations or on the floor of the machine rooms, if such foundation or floor is properly constructed to support the loads.

#### 2.1.6.2. Loads on Supports.

Loads on overhead beams and their supports shall be computed as follows:

The total load on overhead beams shall be assumed as equal to the weight of all apparatus resting on the beams plus twice the maximum load suspended from the beams.

The load resting on the beams shall include the complete weights of machine, sheaves, controller, and similar equipment. The load suspended from the beams shall include the sum of the tensions of all cables suspended from the beams.

#### 2.1.6.3. Hanging of Machinery Underneath Supporting Beams.

The hanging of elevator machinery underneath the supporting beams at the top of the hoistway is forbidden (except for idler or deflecting sheaves with their guards and frames, devices for limiting or retarding the car speed and their accessories).

#### 2.1.6.4. Factors of Safety.

The factor of safety for overhead beams and their immediate supporting beams, based on the



# RULES

ultimate strength of the material, which, if of steel, shall conform to the standard specifications of the American Society for Testing Materials, Designation, A 7-29, the loads being assumed as in 2.1.6.2, *Loads on Supports*, shall be at least the following:

|                              |   |
|------------------------------|---|
| For steel .....              | 4 |
| For reinforced concrete..... | 7 |

## 2.1.6.5. Allowable Deflections.

The allowable deflections of overhead beams and their immediate supports shall be as follows:

- (1) For overhead machine beams of all alternating current installations and for direct current installations where the car speed is over 150 feet per minute, the deflection under static load shall be 1/2000 of the span or less.
- (2) For overhead machine beams of direct current installations where the car speed is 150 feet per minute or less, the deflection under static load shall be 1/1666 of the span or less.
- (3) For overhead sheave beams the deflection under static load shall be 1/1333 of the span or less.
- (4) For overhead beams immediately supporting the machine beams the deflection under static load shall be 1/1666 of the span or less.

## 2.1.7. Platforms Under Machinery.

### 2.1.7.1. Materials and Strength of Platforms.

A flooring of iron, steel, or reinforced concrete capable of sustaining a concentrated load of 300 pounds on any 4 square inches of the structure, shall be provided at the top of the hoistway, either immediately below the sheaves or at the level of the top of the machine beams (except in the case of sidewalk type elevators). It is not required that the platform or its supports shall be capable of supporting 300 pounds on every 4 square inches of its area simultaneously.

If the floor consists of a metal grating, the mesh or opening between the bars shall reject a ball 1½ inches in diameter.

### 2.1.7.2. Extent of Grating or Flooring.

The grating or flooring shall fill the entire hoistway when the cross sectional area is 50 square feet or less; otherwise the platform shall extend at least 2 feet beyond the general contour of the sheaves or machines, and to the entrance to the hoistway at or above the level of the platform.

### 2.1.7.3. Handrails and Toeboards Required.

If the platform does not entirely cover the hoistway the open or exposed sides shall be provided either with a standard handrail and toeboard or with a screen and railing at least 42 inches high.

### 2.1.7.4. Deflecting Sheave Cradles.

Where no slab or grating complying with 2.1.7.1, *Materials and Strength of Platforms*, is provided over the entire area of the hoistway below the deflecting or secondary sheaves extending below the machine level, they shall be provided with cradles which comply with the requirements for guards referred to in 2.2.1, *Standard Guards* (except in the case of sidewalk type elevators).

## 2.1.8. Stops for Counterweights.

Where winding drum machines are used a permanent beam or bar shall be provided at the top of the counterweight guides and beneath the counterweight sheaves to prevent the counterweights from being drawn into the sheaves. It shall be of such strength that the cables will be pulled out of the sockets before there is any undue deflection of the beam.

The bars or beams shall be so located that the center of resistance is in line with the center of gravity of the counterweight or, if more than one stop is used, they shall be located symmetrically with respect to the counterweight.

## 2.1.9. Pipes and Wiring.

### 2.1.9.1. Electrical Conductors.

The electrical conductors installed in or under an elevator or counterweight hoistway (except the flexible cables connecting the car with the fixed wiring) shall be encased in metal conduits or shall be armored cables.

### 2.1.9.2. Electrical Conduits or Cables to Be Continuous.

Electrical conduits or cables shall be continuous between outlets or terminals situated entirely outside the hoistway; and openings, terminals, outlets or junctions within the hoistway are forbidden (except in those used to furnish or control power, light, heat or signals for the elevator hoistway and hoistway doors). The interruption of long runs to support or pull in conductors is authorized and pull boxes may be installed for this purpose.

Pipes, conduits and armored cables shall be securely fastened to the hoistway construction.

### 2.1.9.3. Pipe Installations.

The installation of soil, waste or vent pipes and pipes conveying gases or liquids which if discharged into the hoistway would endanger life, in or under any elevator or counterweight hoistway is forbidden. Low pressure steam or hot water pipes used only for heating the elevator hoistways may be installed in the hoistways.

### 2.1.9.4. Voltage of Car Control Systems.

No part of any electric circuit having a rated system or circuit voltage in excess of 750 volts direct current, or 550 volts alternating current, shall be used for any control or operating circuit. Circuits of higher rated system or circuit voltage may be used in machine rooms or bulkheads for the operation of motors, provided all operating and signal wiring is thoroughly insulated from such power circuits and all machine frames and handropes are permanently grounded.

### 2.1.9.5. Electric Wiring.

Live parts of electrical apparatus in elevator hoistways shall be suitably enclosed to protect against accidental contact. Metal coverings shall be permanently grounded. Wiring shall comply with the requirements of the Department of Water Supply, Gas and Electricity.

## 2.1.10. Thoroughfare.

### 2.1.10.1. Thoroughfares Under Elevator Hoistways or Counterweights.

Thoroughfares under elevator hoistways or counterweights are forbidden unless:

- (1) Buffers are provided conforming to the requirements of 3.2.2, *Car and Counterweight Buffers for Elevators*; and
- (2) The car and counterweights are provided with safety devices conforming to the requirements of 3.3.5, *Car and Counterweight Safeties and Speed Governors*; and
- (3) A structure is provided under the hoistway sufficiently strong to withstand without injury the impact of the car with contract load or the impact of the counterweight when either is descending at contract speed, or at governor tripping speed where a governor-operated safety is used.

## 2.2. Hoistway Guards and Screens.

### 2.2.1. Standard Guards.

The standard railings mentioned in these Rules shall be of metal and shall be between 40 and 46 inches high with



# RULES

an intermediate rail midway between the top rail and floor. The uprights and handrail shall be made of angles measuring at least 2 by 2 inches or the equivalent and the mid-rail of angles measuring at least 1 by 2 inches.

The toeboards mentioned in these Rules shall be of metal at least as thick as Number 16 United States Gage, at least 6 inches high or of fireproofed wood at least 1 by 6 inches.

Guards for cables and machinery mentioned in these Rules shall conform to the Safety Code for Mechanical Power-Transmission Apparatus of the American Standards Association, 1927.

## 2.2.2. Hatch Covers for Sidewalk Elevators.

Where the top hatch opening of sidewalk elevators is wholly or partially outside the building wall, the hatch covers shall be of the hinged type or the vertically lifting type and shall be capable of sustaining a live load of 300 pounds per square foot. The maximum permissible dimensions of sidewalk openings shall be 5 feet at right angles to and 6 feet parallel to the building line (except by permission of the Borough President). The side of the opening nearest the building shall be 4 inches or less from the building wall (except that where conditions make this impractical this distance may be increased subject to the approval of the Superintendent).

Where hinged type covers are used the line of the hinges shall be at right angles to the building line. Where the covers open toward any obstruction the space between the fully opened cover and such obstruction shall be at least 18 inches. Where vertically lifting covers are used there shall be a clearance of at least 2 feet between the cover and any obstruction above it when the elevator is at the top of its overtravel.

Hatch covers shall be self-closing and the fastening, or holding, open of the covers when the car is away from the top landing is forbidden (except where the hatch opening is in an area inaccessible to the public).

Where the top hatch opening of sidewalk elevators is wholly inside the building wall, hinged or vertically lifting type covers may be used, or doors may be provided complying with 2.3.5, *Hoistway Doors for Freight Elevators*, and shall be provided with interlocks complying with 2.3.2, *Door Interlocks*.

## 2.2.3. Counterweight Runway Enclosures.

### 2.2.3.1. Counterweight Runways Outside of the Hoistway.

Runways for counterweights located outside of the elevator hoistway shall be solidly enclosed throughout their height (except that when the runway is located outside of the structure it shall be enclosed to a height of at least 7 feet from the ground).

### 2.2.3.2. Counterweight Runways Inside of the Hoistway.

Each counterweight runway of elevators located in the elevator hoistway shall be enclosed from a point 12 inches above the floor of the pit to a point at least 7 feet above the floor of its own pit and any other pit adjacent to such counterweight runway (except where compensating chains or cables which practically compensate for the weight of the hoisting cables are attached to the counterweight). In this case counterweight enclosures may be omitted on the side facing the elevator. Such enclosures shall be made of metal at least as thick as Number 16 United States Gage.

### 2.2.3.3. Access to Counterweight Runways.

Access shall be provided for inspection, maintenance and repair of all counterweights and cables. Doors to counterweight runway enclosures shall be self-closing. If the counterweight is located in the same hoistway as the car and can be inspected at mid-travel from the car, hinged sections are unnecessary in the counterweight screen.

## 2.2.4. Cable Enclosures.

Where cables pass through floors outside the hoistway enclosures, such cables shall be guarded to a height of at

least 6 feet from each floor with a standard power transmission guard. The floor openings shall be not greater than necessary for the free passage of the cables.

## 2.3. Landings.

### 2.3.1. Hoistway Doors for Passenger Elevators.

#### 2.3.1.1. Automatic Fire Doors Functioning by Heat.

No automatic fire door, the functioning of which is dependent on the action of heat, shall lock any landing opening in the hoistway enclosure of any passenger elevator or any exit leading from any hoistway landing door to the outside of the structure.

#### 2.3.1.2. Protection of Landing Openings.

Landing openings in passenger elevator hoistway enclosures shall be protected by doors sliding horizontally or vertically, combination sliding and swinging doors, swinging doors, or by counterbalanced doors.

Where vertically sliding or counterbalanced doors are used the car gate or door and the hoistway doors shall be so interlocked that the car gate or door cannot start to open until the landing door is locked in its fully opened position and so that the landing door cannot start to close until the car gate or door is fully closed. (See 2.1.1.2, *Landing Openings to Be Protected*).

#### 2.3.1.3. Clearances of Hoistway Doors.

The maximum distance between the hoistway side of the hoistway door opposite the car opening and the hoistway edge of the landing saddle shall be 4 inches.

For automatic-operation elevators the maximum distance between the hoistway side of the hoistway door opposite the car opening and the hoistway edge of the landing shall be 1 inch for swinging doors and 2 inches for sliding doors.

For existing installations of automatic-operation elevators accessible to the general public, where the clearance exceeds 1½ inches for swinging doors or 2½ inches for sliding doors, the space between the hoistway side of the hoistway door and the hoistway edge of the landing saddle shall be filled in immediately by suitable means.

If the door slides in two or more sections the specified dimension applies to that section which closes against the lock jamb.

No hardware (except that required for interlocking, indicator and signal devices) shall project into the hoistway beyond the line of the landing saddle.

#### 2.3.1.4. Hoistway Door Interlocks.

Hoistway door interlocks which conform to 2.3.2, *Door Interlocks*, shall be used on the hoistway doors of passenger elevators. The hoistway doors of hydraulic passenger elevators shall also be provided with a door closer or with a device which will compensate for the creeping of the car away from the landing caused by leakage in the valve or in the cylinder.

#### 2.3.1.5. Emergency Releases Required on Hoistway Doors for Passenger Elevators.

Provision shall be made to render the car operative independent of the position of the hoistway doors in case of fire, panic, or other emergencies, by means of an emergency release conforming to 2.3.4, *Emergency Releases* (except that elevators which can be started from a landing shall not be provided with an emergency release unless equipped for dual operation in which case an emergency release shall be installed, but shall be so arranged that when operating as an automatic operation elevator the emergency release shall be inoperative).



# RULES

## 2.3.1.6. Hand Opening of Hoistway Doors.

Hoistway doors shall be arranged to be opened by hand from the hoistway side (except when locked "out of service"). Neither the main exit doors nor the doors at the lower terminal landing shall be locked "out of service" while the elevator is in operation.

Hoistway doors for passenger elevators shall be so arranged that it is unnecessary to reach back of any panel, jamb, or sash to operate them.

## 2.3.1.7. Opening of Hoistway Doors.

If the entire control of a passenger elevator is located on the car, the hoistway doors shall be so arranged that they cannot be opened from the landing side (except as provided in 2.3.1.8, *Emergency Landing Openings and Keys*). If the control is not located entirely on the car, the hoistway doors shall be so arranged that, unless the car is at the landing, the doors cannot be opened from the landing side (except as provided in 2.3.1.8, *Emergency Landing Openings and Keys*).

## 2.3.1.8. Emergency Landing Openings and Keys.

A service key shall be provided to open the hoistway door from the landing side at the landing where the car is normally parked out of service. This key shall open this door only when the car is at the landing and shall open no other hoistway door.

An emergency key shall be provided which will, irrespective of the position of the car, open from the landing side the hoistway door at the landing where the car is normally parked, the lowest landing, and such other hoistway doors and emergency doors as are specified below. It shall open no other hoistway door. Such an emergency key shall be placed in a break glass receptacle clearly marked "FOR FIRE DEPARTMENT AND EMERGENCY USE ONLY," at the landing of each elevator or group of elevators that is nearest the main entrance to the structure.

For an elevator operating in a blind hoistway, the first hoistway door above the blind portion of the hoistway shall be so arranged that it can be opened from the landing side by the emergency key specified above, irrespective of the position of the elevator car.

If an elevator is installed in a single hoistway, the emergency key shall open all hoistway doors and where the elevator is installed in a single blind hoistway, then provision shall be made for emergency hoistway doors at every third floor, but not more than 36 feet apart, to permit access to the elevator in the blind portion of the hoistway.

Emergency doors shall be at least 30 inches wide and 6 feet 6 inches high (clear opening), and shall be easily accessible and free from fixed obstructions. Such doors shall be self-closing and shall not be openable from the hoistway side, but need not be provided with interlocks or electric contacts. The emergency key required above shall open all such emergency hoistway doors.

## 2.3.1.9. Hangers for Power Operated Hoistway Doors.

Hangers for power operated hoistway doors shall be designed to withstand a downward thrust of five times and an upward thrust of four times the weight of the door.

## 2.3.1.10. Hanger Stops and Guards.

Means shall be provided to prevent hangers for all sliding hoistway doors from jumping the

tracks. Stops shall also be provided to prevent the hanger carriage from leaving the ends of the track, or suitable stops may be provided on the door only.

## 2.3.1.11. Vision Panels.

For elevators which can be operated from outside of the hoistway, hoistway doors may be provided with a vision panel. Such panels shall be of clear wire glass with a maximum area of 80 square inches.

## 2.3.2. Door Interlocks.

### 2.3.2.1. Door Unit and Hoistway Unit Systems of Door Interlocks.

These Rules recognize two systems of door interlocks: (1) THE DOOR UNIT SYSTEM, in which the interlock prevents the operation of the elevator machine to move the car away from the landing unless the hoistway door at that landing at which the car is stopping, or is at rest, is locked in the closed position.

(2) THE HOISTWAY UNIT SYSTEM, in which the interlocks prevent the operation of the elevator machine to move the car away from the landing unless all its hoistway doors are locked in the closed position.

The interlock shall permit the operation of the car when the emergency release is in temporary use, or when the car is being moved by a car leveling device.

In both of these interlock systems the interlock shall prevent the opening of the hoistway door from the landing side (except by a special key) (See Rules 2.3.1.7, *Opening of Hoistway Doors*, and 2.3.1.8, *Emergency Landing Openings and Keys*), unless the car is at rest within the landing zone; or is coasting through the landing zone with its operating device in the "STOP" position.

### 2.3.2.2. Use of the Door Unit System.

The door unit interlock system may be used only where there is a regular operator in the car and where the elevator can be operated only from inside the car.

### 2.3.2.3. Closed Position of Hoistway Doors.

For elevators employing a type of operation that does not require the presence of an operator in the car, the hoistway door shall be considered in the closed position only when the door is within  $\frac{3}{8}$  inch of contact with the door jamb, or, in the case of bi-parting doors, when the doors are within  $\frac{3}{8}$  inch of contact with each other. (See also Multiple Dwelling Law, Section 51.)

For elevators where the hoistway door is not equipped with a door closer, the door shall be considered in the closed position only when the door is within  $\frac{3}{8}$  inch of contact with the door jamb, or in the case of bi-parting doors, only when the doors are within  $\frac{3}{8}$  inch of contact with each other. (See also Multiple Dwelling Law, Section 51.)

Where the hoistway door of an elevator requiring the presence of an operator in the car is equipped with a door closer the door shall be considered to be in the closed position (and the car may be started) when the door is within 4 inches of being fully closed against the jamb (or in the case of a bi-parting door when the sections are within 4 inches of contact with each other), if at this position and any other up to full closure as defined in this section, the door cannot be opened from the landing side more than 4 inches from the jamb (or the sections more than 4 inches from each other in the case of a bi-parting door), provided the door closer is of a type which will eventually close the door



# RULES

to the fully closed position as defined in this section, and lock it in this position. (See also Multiple Dwelling Law, Section 51.)

## 2.3.2.4. Design of Interlocks.

The interlocks for all hoistway doors shall be so designed that the door is locked in the closed position as defined in 2.3.2.3, *Closed Position of Hoistway Doors*, before the car can be operated.

## 2.3.2.5. Use of Springs and Electric Circuits in Interlocks.

The functioning of door interlocks to prevent the movement of the car shall be independent of the action of a spring in tension, or of the closing of an electric circuit. If springs are used they shall be in compression. If an electric circuit is used its interruption shall prevent the movement of the car.

## 2.3.2.6. Tests and Approvals of Interlocks.

Each type and make of door interlock shall be approved by the Superintendent on the basis of the engineering tests listed in 8.1, *Tests of Interlocks*, made by or under the supervision of a competent designated laboratory. Approved interlocks shall be suitably marked for identification as provided in 2.3.2.7, *Identification of Interlocks*.

## 2.3.2.7. Identification of Interlocks.

Approved interlocks shall be suitably and plainly marked for identification. The marking shall be permanent and so placed as to be readily visible when the interlocks are mounted in position. Auxiliary appliances forming a part of, or used in conjunction with, an interlock, shall be similarly marked. Marking shall include the following: Manufacturer's name or trade-mark, type or style letter or number, and rated voltage.

## 2.3.3. Hoistway Door Electric Contacts.

### 2.3.3.1. Door Unit and Hoistway Unit Systems of Contacts.

These Rules recognize two systems of hoistway-door electric contacts:

1. The Door Unit System in which the contact prevents the normal operation of the car unless the hoistway door at which the car is standing is in the closed position.
2. The Hoistway Unit System in which the contact prevents the normal operation of the car unless all its hoistway doors are in the closed position.

The contact shall permit the operation of the car when the emergency release is in temporary use, or when the car is being moved by a car-leveling device.

### 2.3.3.2. Use of Door Unit System.

The Door Unit System may be used only on elevators where there is a regular operator in the car, and where the elevators can be operated only from inside the car.

### 2.3.3.3. Closed Position of Electric Contacts.

Where the hoistway-door contacts are not a part of an interlock system, the door shall be considered in the closed position when within 2 inches of full closure against the jamb. (See 2.3.5.4, *Interlocks and Electric Contacts*, third paragraph.)

### 2.3.3.4. Design of Electric Contacts.

Hoistway-door contacts shall be designed so that they are positively opened by a lever or other device attached to and operated by the door.

### 2.3.3.5. Use of Springs or Electric Circuits in Contacts.

The functioning of a hoistway-door electric contact to prevent the movement of the car shall be independent of the action of a spring or springs in tension, and of the closing of an electric circuit. If springs are used, they shall be in compression. The interruption of electric circuit shall prevent the movement of the car.

## 2.3.3.6. Tests and Approvals of Electric Contacts.

Each type and make of hoistway-door electric contact shall be approved by the Superintendent on the basis of the engineering tests listed below made by, or under the supervision of, a competent designated laboratory.

1. Endurance Test.
2. Current-Interrupting Test.
3. Test in Moist Atmosphere.
4. Misalignment Test.
5. Insulation Test.

These tests shall be made according to the procedure outlined in 8.1, *Tests of Interlocks*.

## 2.3.3.7. Identification of Approved Contacts.

Approved contacts shall be suitably marked for identification as called for in 2.3.2.7, *Identification of Interlocks*.

## 2.3.4. Emergency Releases.

### 2.3.4.1. Location and Covering of Emergency Releases.

The emergency release shall be in the car, plainly visible to the occupants of the car, shall be easily accessible to the operator, and shall be provided with a breakglass cover and with means for breaking the glass.

### 2.3.4.2. Operative Position of Emergency Releases.

To operate the car under emergency conditions, it shall be necessary for the operator to hold the emergency release in the operative position.

### 2.3.4.3. Design and Construction of Emergency Releases.

Emergency releases shall be constructed so that they cannot be readily tampered with, or "plugged" in the release position. Rods, connections, and wiring used in the operation of the emergency release, which are accessible from the car, shall be enclosed and protected from injury.

### 2.3.4.4. Tests and Approvals of Emergency Releases.

Each make and type of emergency release shall be tested and approved by the Superintendent as to compliance with 2.3.4.1, *Location and Covering of Emergency Releases*; 2.3.4.2, *Operative Position of Emergency Releases*; and 2.3.4.3, *Design and Construction of Emergency Releases*, and as to meeting the requirements of 8.1.6, *Insulation Test*.

## 2.3.5. Hoistway Doors for Freight Elevators.

### 2.3.5.1. Doors Required.

Each landing opening in a freight elevator hoistway enclosure shall be equipped with a door which, if not within the hoistway, shall be set within 4 inches of the face of the landing saddle (except at the upper landing of one story sidewalk elevators and such other openings as are covered in 2.3.5.3, *Size of Hoistway Doors*).

Doors shall comply with the fire resistive requirements for doors in such enclosures.

### 2.3.5.2. Strength of Hoistway Doors.

Hoistway doors shall withstand a force of 75 pounds applied perpendicularly to the door at any point without being sprung from their guides.

### 2.3.5.3. Size of Hoistway Doors.

Hoistway doors when closed shall guard the full width of the landing openings and shall extend the full height from the landing saddle to the top of the landing opening (See 2.1.1.2, *Landing Openings to Be Protected*).

### 2.3.5.4. Interlocks and Electric Contacts.

Hoistway doors for freight elevators (except hatch covers for sidewalk elevators) shall be provided with interlocks or electric contacts and locks. Interlocks and electric contacts shall conform to the requirements of 2.3.2, *Door Inter-*



# RULES

locks, and 2.3.3, *Hoistway Door Electric Contacts*, respectively.

Where electric contacts are provided on a hoistway door and are not a part of an interlocked system the lock or latch and contact shall be so arranged as to insure the door being in a position to be locked or latched when or before the contact is closed.

Door electric contacts and door locks or latches shall be so located as normally to be inaccessible from the landing side.

## 2.3.5.5. Emergency Releases Required on Hoistway Doors for Freight Elevators.

Provision shall be made to render the car operative independent of the position of the hoistway doors in case of fire, panic or other emergencies, by means of an emergency release conforming to 2.3.4, *Emergency Releases* (except that elevators which can be started from a landing shall not be provided with an emergency release unless equipped for dual operation in which case an emergency release shall be installed, but shall be so arranged that when operating as an automatic operation elevator the emergency release shall be inoperative). No emergency releases shall be required on sidewalk elevators.

## 2.3.5.6. Vision Panels.

Hoistway doors for elevators which can be operated from outside the hoistway may be provided with a vision panel. Such panels shall be of clear wired glass, with a maximum area of 80 square inches.

## 2.3.6. Door Counterweight Enclosures.

Door counterweights shall run in metal guides from which they cannot become dislodged, or shall be boxed in. The bottoms of the guides or boxes shall be so constructed as to retain the counterweight if the counterweight rope breaks.

## 2.3.7. Landings for Passenger and Freight Elevators.

### 2.3.7.1. Landing Saddle.

The landing saddle shall be constructed and maintained so that persons will not readily slip thereon.

### 2.3.7.2. Railroad Tracks.

Where there is a railroad track upon any elevator landing, the tops of the rails shall be flush with the floor for a distance of 6 feet from the threshold.

## 2.3.8. Lighting at Landings.

When the car of an elevator is in service at the landing, the landing edges of the saddle and car platform shall be plainly visible. The illumination on the landing saddle shall be at least 1 foot candle.

## RULE 3. POWER PASSENGER, FREIGHT AND SIDEWALK TYPE ELEVATORS

### 3.1. Limitations for Platform and Sidewalk Type Elevators.

#### 3.1.1. Platform Elevators Forbidden.

The use of platform elevators is forbidden.

#### 3.1.2. Sidewalk Type Elevators.

Sidewalk type elevators shall comply with the requirements of 3, *Power Passenger, Freight and Sidewalk Type Elevators*, unless specifically exempted.

The maximum contract speed of sidewalk type elevators shall be 35 feet per minute and the maximum platform area shall be 50 square feet.

### 3.2. Guides, Buffers and Counterweights for Passenger, Freight and Sidewalk Type Elevators.

#### 3.2.1. Guide Rails.

##### 3.2.1.1. Material.

Car and counterweight guide rails for elevators shall be of steel.

##### 3.2.1.2. Fastenings and Joints.

Guide rails shall be securely fastened with iron or steel brackets (or their equivalent) of such strength, design and spacing that the deflection of the guide rails and their fastenings shall be  $\frac{1}{4}$  inch or less under normal operation.

When rail brackets used in connection with freight elevators or sidewalk type elevators are so located that they receive the full thrust of the guide shoes when the car platform is level with the landing, the thrust due to concentrated loads on the car may be of high magnitude. Special attention shall therefore be given to the attachment of the brackets in such cases. Where the distance between rail supports is greater than 14 feet the rails shall be suitably backed or bracketed to secure sufficient rigidity for satisfactory operation.

Joints of guide rails (except for sidewalk elevators the travel of which is 15 feet or less) shall be accurately machined with tongue and groove through the webs at right angles to the base and through the flanges parallel to the base, and fitted with fishplates each secured with at least four substantial bolts through each rail; or accurately machined with tongue and groove through the webs and with the backs of the flanges, where the fishplates bear, accurately machined at right angles to the tongue and groove and fitted with finished fishplates each secured with at least four substantial bolts through each rail.

Guide rails shall withstand the application of the "safety" when stopping a fully loaded car or the counterweight.

#### 3.2.1.3. Size of Guide Rail Fastenings and Bottoming of Guide Rails.

Guide rails and their fastenings shall be secured in position by clips or through bolts of at least the sizes given in the following table:

| SIZE OF GUIDE RAIL FASTENINGS      |                             |
|------------------------------------|-----------------------------|
| Weight of Rails in Pounds per Foot | Diameter of Bolts in Inches |
| $6\frac{1}{2}$ -7 $\frac{1}{2}$    | $\frac{1}{2}$               |
| 14                                 | $\frac{5}{8}$               |
| 22 $\frac{1}{2}$                   | $\frac{3}{4}$               |
| 30                                 | $\frac{3}{4}$               |

Bolt holes in steel beams for bracket bolts shall not exceed the diameter of the bolt by more than  $\frac{1}{16}$  of an inch. Such holes for bolts shall be either drilled, punched or cut with a torch. If cut with a torch, bolt holes shall be cut of smaller diameter and drifted to the required diameter.

The guide rails shall be extended at the top and bottom to prevent guide shoes running off within the limits of the bottom overtravel and the top clearance.

#### 3.2.1.4. Cast Iron Guide Rails Forbidden.

The use of cast iron guide rails is forbidden.

#### 3.2.1.5. Weight of Steel Guide Rails.

The weights of steel guide rails (except for sidewalk elevators the travel of which is 15 feet or less) shall be at least those given in the following table:



# RULES

| Maximum Permissible Total Weight of Car and Load, or Total Weight of Counterweights Per Pair of Rails (Pounds) | Minimum Weight of Each Car (Pounds per Foot) | Minimum Weight of Each Guide Rail (Pounds per foot) | With Guide Rail Safeties | Without Guide Rail Safeties |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------|--------------------------|-----------------------------|
|                                                                                                                |                                              |                                                     | 1 to 1 Roping            | 2 to 1 Roping               |
| 4,000                                                                                                          | 7½                                           | 7½                                                  | 6½                       | 6½                          |
| 15,000                                                                                                         | 14                                           | 14                                                  | 7½                       | 7½                          |
| 27,500                                                                                                         | 22½                                          | 22½                                                 | 7½                       | 14                          |
| 40,000                                                                                                         | 30                                           | 30                                                  | 7½                       | 14                          |

Where 7½-pound rails are effectively bracketed or tied at intervals of 6 feet or less, the load permitted under the preceding table may be doubled for counterweights with guide rail safeties. Where 7½-pound rails are effectively bracketed or tied at intervals of 7½ feet or less, the load permitted under the preceding table may be increased to 5,000 pounds for cars with guide rail safeties.

The maximum weights of car and load as given in the preceding table for each pair of guide rails are intended to apply when only one safety device gripping both rails in a horizontal plane is used. When two such safety devices are used on the same guide rail and arranged so that both will be applied at practically the same time and with substantially equal retarding force the total weight may exceed that shown in the table but shall in any case be within the maximum weight given in the table multiplied by the following factors based on distance between safeties:

## Car Duplex Safeties

| Distance between safeties in feet | Multiply maximum load given in the preceding table by |
|-----------------------------------|-------------------------------------------------------|
| 18 (or over)                      | 2.0                                                   |
| 15                                | 1.83                                                  |
| 12                                | 1.67                                                  |
| 9                                 | 1.50                                                  |
| 6                                 | 1.33                                                  |
| Counterweight Duplex Safeties     |                                                       |
| 15 (or over)                      | 2.0                                                   |
| 10                                | 1.67                                                  |
| 5                                 | 1.33                                                  |

## 3.2.1.6. Use of Single Pair of Car Guide Rails.

Whenever practicable a single pair of car guide rails shall be used for passenger elevators.

## 3.2.2. Car and Counterweight Buffers.

### 3.2.2.1. Required Types of Buffers.

Buffers of the spring, oil or equivalent type shall be installed under the cars of elevators (except sidewalk elevators having a travel of 15 feet or less).

Spring buffers or their equivalent may be used with elevators having a contract speed of 250 feet per minute or less.

Oil buffers or their equivalent shall be used with elevators having a contract speed greater than 250 feet per minute. The minimum total stroke of oil buffer shall be based on an average retardation of 32.2 feet per second per second, based on governor tripping speed.

Where speed retarding devices independent of normal and final stop switches are provided for retarding car or counterweight or both to a definite limiting speed before the buffer is engaged, the required corresponding buffer stroke need be based only on retardation from such speed rather than from governor tripping speed.

Such speed retarding devices shall be so designed that the retarding force is quickly, but gradually applied, substantially constant, and the retarding distance is at least the sliding distance specified in 3.3.6, *Car Safety Test*, for Undercar Safeties. For contract car speeds in excess of 500 feet per minute the corresponding reduced buffer stroke shall be at least 18 inches.

### 3.2.2.2. Oil Gages Required.

Oil buffers shall be provided with means for gaging the amount of oil in them.

### 3.2.2.3. Location of Car Buffers.

Buffers shall preferably be located symmetrically with reference to the center of the car.

### 3.2.2.4. Location of Counterweight Buffers.

Counterweight buffers similar to those required for cars shall be installed symmetrically under the counterweights of passenger and freight elevators.

### 3.2.2.5. Form of Buffer Test.

Buffers shall be tested by running on to them with contract load at contract speed with final limit switches operative (except as follows:

If the buffer stroke has been reduced due to the use of a speed retarding device as permitted in 3.2.2.1, *Required Types of Buffers*, the car or counterweight shall be run on the buffer at the speed corresponding to the buffer stroke used).

### 3.2.2.6. Buffer Compression Switch.

Where the car or counterweight oil buffer is compressed more than 25 per cent of its stroke when the car is level with the lower or upper terminal landing, respectively, buffers shall be provided with a switch which shall prevent movement of the car, in a direction to compress the buffers at a speed greater than one-half the contract speed until the buffers are restored to their normal position.

### 3.2.2.7. Tests and Approvals of Buffers.

Each type and size of oil buffer used shall be approved by the Superintendent on the basis of the engineering tests listed in 8.2, *Tests of Buffers*, made by or under the supervision of a competent designated testing laboratory. Approved buffers shall be marked by the manufacturer with the range of speed and load for which they have been approved.

## 3.2.3. Counterweights.

### 3.2.3.1. Counterweight Guides Required.

Counterweights shall run in guides.

### 3.2.3.2. Clearance Between Counterweights and Protection of Counterweight Cables.

If two counterweights run in the same guides the car counterweight shall be above the machine counterweight and there shall be a clearance of at least 8 inches between the counterweights. The cables of the machine counterweight shall be covered or protected by metal or fibre sleeves firmly attached to the cable. These sleeves shall be at least 6 inches longer than the car counterweight. The ends of the sleeves shall be carefully reamed before being placed on the cables.

### 3.2.3.3. Independent Car Counterweights.

If an independent car counterweight is used it shall not be of sufficient weight to cause undue slackening in any of the cables during acceleration or retardation of the car.

### 3.2.3.4. Counterweight Tie-rods and Suspension Members.

Counterweight sections, however carried, shall be secured by at least two tierods passing through holes in all the sections, or by other approved means. The tierods and suspension rods shall have lock nuts and cotter pins at each end. Suspension rods shall be free from welds.



# RULES

## 3.3. Car Construction and Safeties for Passenger, Freight and Sidewalk Type Elevators.

### 3.3.1. Car Construction.

#### 3.3.1.1. Materials for Car Frames and Platforms.

Elevator cars shall have metal car frames and metal outside frames of platforms. Where wood platform flooring is used, the under side of car platforms shall be covered with metal at least as thick as Number 27 United States Gage (except where fireproofed wood is used, and except for sidewalk elevators the travel of which does not exceed one story).

#### 3.3.1.2. Allowable Working Stresses for Car Frame Members.

The stresses of rolled steel sections or annealed cast steel in the construction of car frames and platforms, based on the static load imposed on them, shall be within the values given in the following table for steels meeting the standard specifications of the American Society for Testing Materials, Designation, A 7-29, for steel having an ultimate strength of from 55,000 to 65,000 pounds per square inch for rolled sections or cast steel, and 46,000 to 56,000 pounds per square inch for rivets. Elevators of the plunger type which are without counterweights are exempted from these requirements.

#### Allowable Working Stresses for Car Frame Members

(For steels meeting the standard specifications of the American Society for Testing Materials, Designation, A 7-29)

#### Passenger Elevators

| Loading                                            | Maximum Allowable Stress<br>(Pounds per square inch) | Basis         |
|----------------------------------------------------|------------------------------------------------------|---------------|
| Tension .....                                      | 10,000                                               | Net area      |
| Bending .....                                      | 10,000                                               | Gross section |
| Shear on shop rivets.....                          | 8,000                                                | Net area      |
| Bearing of shop rivets.....                        | 16,000                                               | Net area      |
| Shear on bolts in clearance holes .....            | 7,000                                                | Gross section |
| Bearing on bolts in clearance holes .....          | 14,000                                               | Gross section |
| Bolts or threaded portions of rods in tension..... | 6,000                                                | Gross section |
| Compression .....                                  | 11,700-49 L/R                                        | Gross area    |

#### Freight Elevators

|                                                                    |               |               |
|--------------------------------------------------------------------|---------------|---------------|
| Tension .....                                                      | 12,000        | Net area      |
| Bending of car frame member and platform framing at entrance ..... | 12,000        | Gross section |
| Bending of platform stringers .....                                | 15,000        | Gross section |
| Shear on shop rivets.....                                          | 9,500         | Net area      |
| Bearing of shop rivets.....                                        | 19,000        | Net area      |
| Shear on bolts in clearance holes .....                            | 8,000         | Gross section |
| Bearing on bolts in clearance holes .....                          | 16,000        | Gross section |
| Bolts or threaded portions of rods in tension.....                 | 8,000         | Gross section |
| Compression .....                                                  | 14,000-59 L/R | Gross area    |

L=effective free length of member in inches.

R=least radius of gyration in inches.

#### 3.3.1.3. Special Steels.

For steels of greater strength the allowable working stresses may be increased proportionately, based on ultimate strength.

#### 3.3.1.4. Use of Cast Iron and Cast Steel.

The use of cast iron in the construction of any member of car frames or platforms subject to tension, torsion or bending is forbidden (except for compensating cable anchorages, releasing carriers and guide shoe stands). Plunger heads in tension shall be cast steel.

#### 3.3.1.5. Use of Other Materials Than Steel.

When material other than steel is used in the construction of car frames or platforms, the maximum allowable working stress shall be 13 per cent of the ultimate strength of the material for passenger and 15.6 per cent for freight elevators.

#### 3.3.1.6. Reductions in Section and Reinforcement of Holes.

Local reductions in section of a member in bending through bolt holes for the fastening of hoist-rope or compensating rope hitches, auxiliary apparatus on the cross head or safety plank, sheave boxes, and the fastening of platform to safety plank, may be disregarded. Holes in webs of cross heads for sheave pins shall be reinforced by means of a plate at least 50 per cent thicker than the web and riveted to it.

#### 3.3.1.7. Deflection of Cross-head and Safety Planks.

The deflection of cross-head and safety planks shall be  $\frac{1}{8}$  inch or less for each 10 feet of span under static conditions with the contract load substantially uniformly distributed over the car platform (except for sidewalk elevators the travel of which is 15 feet or less).

#### 3.3.1.8. Slenderness Ratio.

The slenderness ratio  $L/R$  for members not normally subject to compression shall be within 200; for members normally subject to compression this ratio shall be within 120 (except for sidewalk elevators the travel of which is 15 feet or less). Loadings resulting from buffer or safety operation are abnormal loadings.

#### 3.3.1.9. Treatment of Occasional Stresses.

The stresses which occur when the load is moved from the hoistway landing to its proper position on the car of freight elevators, especially heavy duty freight elevators, may be dealt with as stresses which occur only occasionally in conjunction with the maximum live load, and may exceed the stresses given in 3.3.1.2, *Allowable Working Stresses for Car Frame Members*, for freight elevators so long as the deflection of car frame or platform members is considered.

#### 3.3.1.10. Car Platform Aprons.

When car leveling devices are used, the car platform shall be provided with a substantial vertical apron flush with its outer edge, extending a sufficient distance below the car floor so that there shall be no horizontal opening into the hoistway while the car is within the landing zone and the hoistway door is fully or partially open.

#### 3.3.1.11. Bow Irons and Stanchions for Sidewalk Elevator Hatch Covers.

Sidewalk elevators using hinge hatch covers shall be provided with bow irons at least  $7\frac{1}{2}$  feet high (except that, where necessary to permit closing the covers, the Superintendent may permit lower bow irons).

Sidewalk elevators using vertically lifting covers shall be provided with stanchions framed together at the upper ends of sufficient strength to lift and support the hatch cover. Stanchions shall be provided with suitable buffer springs, and shall be of such height as to permit the sidewalk



# RULES

hatch cover to be completely closed when the car platform is level with the first landing below the sidewalk.

## 3.3.1.12. Guide Shoes for Sidewalk Type Elevators.

Guide shoes for sidewalk type elevators shall be at least 24 inches long unless two sets of shoes are used spaced 18 inches on centers.

Where vertical lift covers are used on sidewalk elevators the vertical distance between the centers of the guide shoes remaining on the guide rails when the car platform is level with the sidewalk shall be at least one-third of the height of the hatch cover stanchions.

Where single guide shoes 24 inches long are used, 6 inches of the shoe may be off the rails when the platform is level with the top landing.

## 3.3.1.13. Railroad Track.

If there is a railroad track on the elevator car, the tops of the rails shall be flush with the car floor.

## 3.3.1.14. Lighting.

Elevator cars shall be lighted at all times when in use (except sidewalk elevators). Electric light shall be used if available. The minimum illumination shall be 1 foot candle at the landing edge of the car platform. A light socket or receptacle shall be provided under the car platform and on top of the car for inspection purposes (except sidewalk elevators).

## 3.3.1.15. Use of Glass.

The use of glass in elevator cars is forbidden (except to cover certificates, directories, lighting fixtures and appliances necessary for the operation of the car and as a vision panel in the car door). The use of any piece of glass exceeding 1 square foot in area is forbidden unless laminated or otherwise shatter-proof, but the total area of such glass used in the car in connection with lighting fixtures whether in one or more pieces, shall be at most 4 square feet.

## 3.3.1.16. Design of Lighting Fixtures for Passenger Elevators.

Lighting devices, or luminaires, for passenger elevators provided with glass or metal shades, or reflectors, shall be of the railroad-train-lighting type with integral base, husk and spring-clamp holder. If suspended glass bowls or glass plates are used such bowls or plates shall rest in, and be fastened to, a metal supporting ring provided with at least three-point suspension. Such glass bowls or plates shall not be drilled for attachment to ring suspensions.

Glass bowls larger than 10 inches in diameter shall be of laminated or otherwise shatter-proof glass or surrounded by a guard made of wire at least 0.0286 inches in diameter (Number 22, Steel Wire Gage) and of a mesh which will reject a one-half inch diameter ball. Guards shall be securely fastened to the holder or suspension.

## 3.3.2. Car Compartments.

If an elevator car has more than one compartment, each compartment shall be equipped with an operating device; there shall be an operator in each compartment which is in use with exclusive control of that car door or gate and hoistway door; and it shall be impossible to start the car unless both operating devices are in the starting position.

When any compartment is out of use its car door or gate shall be locked in the closed position, and when so locked the car may be started with the operating device in that compartment in the "off" position.

Each compartment shall be equipped with an emergency stop switch and with an emergency release effective for the door or gate of that compartment and the corresponding hoistway door.

Each compartment shall be provided with the emergency exits required by 3.3.3, *Car Enclosures*, and the upper compartment shall have a trap door in the floor connecting with the top exit of the compartment below. Special freight elevators upon which no persons are permitted to ride are exempted from this requirement.

Two single elevators may be used in a single hoistway provided both elevators are equipped with all the safeguards required by these Rules for a single elevator both with relation to each other and to top and bottom terminals and after an installation of the same type has satisfactorily met such tests as may be required by the Superintendent.

## 3.3.3. Car Enclosures.

### 3.3.3.1. Enclosures Required.

Cars for passenger elevators shall be enclosed at the sides and top (except the opening necessary for entrance or exit). An emergency exit shall not be considered a car opening.

Cars for freight elevators shall be enclosed at the sides (except at the opening necessary for loading and unloading) to a height of at least 6 feet or to the cross-head if the cross-head is lower. The section of such car enclosures opposite the counterweight shall extend to the cross-head or car top.

Cars for sidewalk elevators shall be enclosed at the sides (except at the openings used for loading and unloading) to a height of at least 6 feet above the platform (except that where the travel is less than 7½ feet, the height of the enclosure may be reduced subject to the approval of the Superintendent).

Tops are not required on sidewalk elevators and shall not be used unless the clearance between the top and any obstruction above it when the car is at the limit of its top overtravel is at least 2 feet.

### 3.3.3.2. Deflection and Securing of Enclosures.

The deflection of elevator car enclosures shall be ¼ inch or less if subjected to a force of seventy-five pounds applied perpendicularly to the car enclosure at any point. The car enclosure shall be secured to the car floor and sling or frame in such a manner that it cannot work loose or become displaced in ordinary service.

### 3.3.3.3. Materials and Design.

The enclosures, including the top, sides and car doors for passenger and freight elevators (except sidewalk elevators the travel of which does not exceed one story) if of non-fireproof wood or other combustible material, shall be covered on the exterior, including the top, with sheet metal at least Number 27 United States Gage. Openings other than as required for entrance and for ventilation in the sides or top of passenger elevator car enclosures (except emergency exits) are forbidden. Vent openings less than 7 feet above the car platform shall reject a ball 2 inches in diameter.

The enclosures of freight elevators, if of open work, shall reject a ball 2 inches in diameter. The enclosure of sidewalk elevators, if of open work, shall reject a ball 4 inches in diameter.

For freight elevators where the clearance from any part of the hoistway structure or the counterweight is less than 5 inches, openings which will pass a ball ½ inch or larger in diameter shall be covered with wire netting with a mesh ½ inch square or less made of wire at least 0.0348 inches in diameter (Number 20 Steel Wire Gage) to a height of at least 6 feet from the car floor.

The use of cast iron for car tops is forbidden.

### 3.3.3.4. Number of Entrances to Elevator Cars.

More than two entrances to an elevator car



# RULES

are forbidden (except that where conditions make additional openings essential, such additional openings may be provided at the discretion of the Superintendent).

## 3.3.3.5. Access to Hand-Ropes on Freight Elevators.

If the car enclosure on a freight elevator is cut away to provide access to the hand-rope, the enclosure shall be cut low enough to prevent injury to the operators' hand.

## 3.3.3.6. Tops or Covers for Freight Elevator Cars.

Freight elevator cars (except for sidewalk elevators as provided in 3.3.3.1, *Enclosures Required*, and except on the ends of freight elevator platforms 12 feet or more long where there are no openings above the lowest landing) shall be equipped with solid top covers or wire grill work having a mesh which will reject a ball 1½ inches in diameter and made of wire at least 0.135 inches in diameter (Number 10 Steel Wire Gage) or its equivalent. The top or cover shall be sufficiently strong to sustain a load of 150 pounds applied on any 4 square inches. It is not required that the top and its supports be capable of supporting 150 pounds on every 4 square inches of its area simultaneously.

Where no car gate is provided the front section of the elevator car top shall be hinged along a line approximately 18 inches from the front of the car. Additional hinged panels may be provided if desired.

Where a freight elevator car is entirely enclosed (except the sides used for loading and unloading) and the top is unprovided with a hinged section, an emergency exit shall be provided in the top as required by 3.3.3.7, *Emergency Exits from Passenger Elevator Cars*.

## 3.3.3.7. Emergency Exits from Passenger Elevator Cars.

Passenger elevator cars shall be provided with an emergency exit located in the top of the car. When the space between the car enclosure and the nearest wall surface exceeds 8 inches, a guard rail to the level of the top of the cross-head shall be provided on that side of the enclosure roof where the emergency exit is located.

Where there is an elevator in an adjacent hoistway without intervening enclosures, an emergency exit or exits shall also be located in the side of the car adjacent to each such adjoining car.

Top emergency exits shall be at least 16 inches wide and at least 400 square inches in area (except that where the reduced size of the car platform area makes it impossible to install exits of the size specified, the Superintendent may permit smaller exits, but in any case at least 14 by 22 inches).

Top exit panels shall be held in place by thumb screws arranged so that the exit covers can be readily opened from both the inside and outside of the car. If not hinged, the cover shall be secured to the car by a length of chain.

Top exit covers shall open outward. Any equipment and working platform mounted above the top of the car shall be so located as not to obstruct access to or from the top emergency exit. If a working platform is placed so as to cover any of the required area of the top emergency exit it shall be provided with a trap door, without a catch, opening upward.

Side emergency exits shall comply with the following requirements:

1. Exit panels shall be either of the hinged or removable type.
2. Exit panels shall open inward.
3. The removable type of exit panel shall be held securely in place by at least four

fastenings arranged so that they can be operated by hand from both the inside and outside of the car, and so designed that they cannot readily be removed from the panel.

4. The hinged type of panel shall be provided with a lock arranged so that it may be operated from the inside of the car by means of a removable key and from the outside of the car by means of a non-removable handle. A key shall be kept in each car mounted under a break glass cover.
5. Where the size of the car permits, side exits shall have a clear width of at least 16 inches and shall extend from the floor or kick plate to the soffit moulding frame, but in any case shall be at least 5 feet in clear height.
6. Side exits shall be located so that they are unobstructed by car frame members and, wherever possible, traveling cables and other hoistway equipment shall not be located in line with or so arranged as to obstruct the exit. Exits from adjacent cars shall be directly opposite each other to allow easy transfer of passengers.
7. Exit panels shall conform to 3.3.3.2, *Deflection and Securing of Enclosures*, as regards deflection.
8. On automatic operation elevators side exits shall be provided with electric contacts to prevent the operation of the car when the panel is opened or removed.

## 3.3.3.8 Car Doors or Gates Required.

A car door or gate shall be provided at each entrance on both passenger and freight elevator cars (excepting freight elevators handling motor vehicles, or hand trucks of over 2,000 pounds capacity). Sidewalk elevator cars shall have a gate on the sides used for loading or unloading at the sidewalk level, which gate shall extend from the car platform to the top of the enclosure. Each car door or gate shall be provided with a car door or gate electric contact complying with 3.3.3.10, *Requirements for Electric Contacts*; 3.3.3.11, *Design of Contacts*; 3.3.3.12, *Use of Springs or Electric Circuits in Contacts*; and 3.3.3.13, *Tests and Approvals of Contacts*.

For passenger and freight elevators employing a type of operation not requiring the presence of an operator in the car, power car doors or gates, other than those closed by hand, shall be driven by a mechanism so designed and set that the force necessary to prevent the closing of the gate shall be less than 30 pounds, and further that the kinetic energy of the gate plus all parts connected rigidly thereto, computed for the average closing speed shall be less than 5 foot-pounds, provided that if the same mechanism also closes the hoistway door, the total kinetic energy shall be less than 7 foot-pounds.

For automatic operation passenger elevators having power closed, power operated, automatically released self-closing car doors or gates, and manually closed or self-closing hoistway doors, the closing of the car gate or car door shall be prevented unless the hoistway door is in the closed position.

Car gates or doors for freight elevators when closed shall guard the full opening to a height of 6 feet, or to the top of the enclosure.

A weight used to close a car door or gate automatically shall run in metal guides from which it cannot become dislodged, or it shall be boxed in. The bottoms of the guides or boxes shall be so constructed as to retain the weight if the rope breaks.

Car gates or doors for passenger elevators when closed shall guard the full height and width of the opening.



# RULES

For automatic operation elevators the car gate or door shall be so located with respect to the car platform sill that the total distance from the face of the hoistway door to the face of the car door or gate shall be  $5\frac{1}{2}$  inches or less. (See also 2.3.1.3, *Clearances of Hoistway Doors*).

Where the car door consists of two or more sections the  $5\frac{1}{2}$ -inch dimension shall apply to the section nearest to the edge of the car platform sill.

Where the hoistway door consists of two or more sections the  $5\frac{1}{2}$ -inch dimension shall apply to that section which closes against the lock jamb.

Car gates of the scissors or pantograph type used for passenger elevators shall be of such design that when fully expanded they will reject a ball 3 inches in diameter. For freight elevators (except sidewalk elevators) such gates when fully expanded shall reject a ball  $4\frac{1}{2}$  inches in diameter.

For sidewalk elevators the openings between vertical bars in the gate shall not exceed 18 inches when the gate is fully expanded.

## 3.3.3.9. Sliding Car Doors and Hangers for Power Operated Car Doors.

Sliding car doors may be solid, may be provided with open grill or bars which shall reject a ball 3 inches in diameter or may be provided with glass vision panels in accordance with 3.3.1.15, *Use of Glass*. Open grills, bars or glass may extend the full height of the door panel.

Sliding car doors shall be guided top and bottom.

Hangers for power operated car doors shall be designed to withstand a downward thrust of five times and an upward thrust of four times the weight of the door.

## 3.3.3.10. Requirements for Electric Contacts.

An electric contact on the car door or gate shall prevent the operation of the car unless the door or gate is within 2 inches of full closure against the jamb (except that for elevators employing a type of operation requiring the presence of an operator in the car where the car door or gate is provided with a door closer and the requirements specified in 2.3.2.3, *Closed Position of Hoistway Doors*, are fully met, the electric contact on the car door or gate may permit the starting of the car when the door or gate is within 4 inches of full closure against the jamb).

The car door or gate electric contact shall permit the operation of the car when the emergency release is in temporary use or when the car is being moved by a leveling device.

Automatic operation elevators may be operated with an open gate if there is no person in the car.

## 3.3.3.11. Design of Contacts.

Car door or gate contacts shall be designed so that they are positively opened by a lever or other device attached to and operated by the door or gate.

## 3.3.3.12. Use of Springs or Electric Circuits in Contacts.

The functioning of a car door or gate contact to prevent the movement of the car shall be independent of the action of a spring or springs in tension, and of the closing of an electric circuit. If springs are used they shall be in compression. The interruption of the electric circuit shall prevent the movement of the car.

## 3.3.3.13. Tests and Approvals of Contacts.

Each type and make of car door and gate contact shall be tested and approved by the Superintendent on the basis of the following engineering tests, made by or under the supervision of a competent designated testing laboratory. Approved

contacts shall be suitably marked for identification.

1. Endurance Test.
2. Current Interrupting Test.
3. Test in Moist Atmosphere.
4. Misalignment Test.
5. Test of Insulation.

These tests shall be made according to the procedure outlined in 8.1, *Tests of Interlocks*.

## 3.3.3.14. Emergency Releases Required on Car Doors or Gates.

Provision shall be made to render the car operative independent of the position of the car gate or door in case of fire, panic or other emergencies, by means of an emergency release conforming to 2.3.4, *Emergency Releases* (except that elevators which can be started from a landing shall not be provided with an emergency release unless equipped for dual operation, in which case, an emergency release shall be installed which shall be so arranged that when operating without an operator in the car, the emergency release shall be inoperative). This emergency release shall be separate and independent from the emergency release required by 2.3.1.5, *Emergency Releases Required on Hoistway Doors for Passenger Elevators*, and 2.3.5.5, *Emergency Releases Required on Hoistway Doors for Freight Elevators*, and shall be placed within 5 inches of such other emergency release. Emergency releases are not required on sidewalk elevators.

## 3.3.3.15. Protection of Cars Operating in Hoistways Outside of the Structure.

Freight elevator cars operating in hoistways outside the structure, which are enclosed only at the ground landing shall be protected on the exposed side or sides by independently operated gates equipped with electric contacts.

## 3.3.4. Cars Counterbalancing One Another.

Arrangement of elevator cars to counterbalance one another is forbidden.

## 3.3.5. Car and Counterweight Safeties and Speed Governors.

### 3.3.5.1. Requirements for and Application of Car Safeties.

Elevator cars suspended by cables shall be provided with a car safety or safeties attached to the car frame (except sidewalk elevators the travel of which does not exceed 15 feet which are not required to have car safeties). When one safety is used it shall be located beneath the car frame. When duplex safeties are used at least one shall be located beneath the car frame. The safety or safeties shall be capable of stopping and sustaining the car with contract load.

The application of the safety or safeties shall not cause the car platform to become out of level in excess of  $\frac{1}{2}$  inch per foot measured in any direction.

When the car safety or safeties apply, no decrease in the tension of the governor cable or motion of the car in the descending direction shall release the car safety or safeties.

Car safeties shall be operated by speed governors (except that broken rope type car safeties may be used for:

1. Sidewalk elevators having a travel between 15 and 35 feet;
2. Freight elevators inside the building having a travel of 15 feet or less, a maximum contract speed of 35 feet per minute, and a maximum platform area of 50 square feet).

### 3.3.5.2. Requirements for and Application of Counterweight Safeties.

Counterweight safeties, where provided, shall



# RULES

be capable of stopping and sustaining the weight of the counterweight.

The application of counterweight safeties where provided, shall not cause the counterweight frame to become out of level in excess of  $\frac{1}{2}$  inch per foot in any direction.

When the counterweight safety, where provided, is applied, no decrease in the tension of the governor cable or motion of the counterweight in the descending direction shall release the counterweight safety.

Counterweight safeties shall, where provided, be operated by speed governors (except as provided in 3.3.5.4, *Application of the Safeties*).

### 3.3.5.3. Design of Car and Counterweight Safeties.

Sleeve bearings for car and counterweight safety drums and screw shafts shall be of non-ferrous material.

Jaws and other parts of car and counterweight safeties of the sliding type, if made of forged steel of an ultimate strength of at least 55,000 pounds per square inch and cast steel of an ultimate strength of at least 65,000 pounds per square inch, may in action, be stressed to 17,000 pounds per square inch. For steels of greater strength, the allowable stress may be increased proportionately based on ultimate strength.

Car and counterweight safeties may be released by reversing the direction of motion of the machine.

### 3.3.5.4. Application of Governor Controlled Safeties.

The car speed governor shall be set to cause the application of the safety at a speed between 40 per cent and 15 per cent above the contract speed, provided that no governor shall be required to trip at less than 175 feet per minute. For contract speed between 500 and 700 feet per minute the maximum governor tripping speed shall be  $33 \frac{1}{3}$  per cent above the contract speed, and for contract speed exceeding 700 feet per minute, 25 per cent above contract speed.

The counterweight safety, if provided, may be operated by the same governor and governor rope used to operate the car safety provided it complies with the requirements for and application of counterweight safeties. Provision shall be made to cause the application of the counterweight safety at a speed greater than the car safety, but at 10 per cent or less above that at which the car safety applies. Broken rope safeties of the instantaneous type may be used on counterweights within the limits of the following:

| Contract Speed in Feet Per Minute | Total Weight of Counterweight in Pounds |
|-----------------------------------|-----------------------------------------|
| 250                               | 2,000                                   |
| 200                               | 3,000                                   |
| 160                               | 4,000                                   |
| 125                               | 5,000                                   |

### 3.3.5.5. Recognized Types of Safeties.

The following four types of safeties are recognized:

1. Type I, Instantaneous.
2. Type W.C., Wedge Clamp, with constant retarding force.
3. Type G.W.C., Gradual Wedge Clamp, with gradually increasing retarding force.
4. Type F.G.C., Flexible Guide Clamp, with constant retarding force.

Each safety shall be marked for identification, preferably with letters cast on the safety jaws.

The distance between the safety jaws shall be at least the thickness of the guide rail plus  $\frac{3}{32}$  inches, and the jaws shall not drag against the rail.

### 3.3.5.6. Marking of Safeties.

Safeties shall be marked by the manufacturer with the range of weight and speed for which they are designed; such weight to include the complete car structure, the safety, the contract load in the car, and all moving equipment, the weight of which is borne by the safety.

### 3.3.5.7. Instantaneous Safeties.

Instantaneous safeties of the broken rope type shall only be used in accordance with 3.3.5.1, *Requirements for and Application of Car Safeties*.

Governor controlled safeties of the instantaneous type may be used on elevators having a contract speed of 100 feet per minute or less provided that the elevator speed is 110 feet per minute or less on uptravel with the contract load in the car. On overspeed such safeties shall be applied by the governor. On the parting of the hoisting cables such safeties shall apply instantly and independently of the speed action of the governors.

### 3.3.5.8. Safeties for Ascending Cars.

Car safeties for stopping ascending cars are forbidden. If an ascending car is to be stopped on account of over-speed, a safety shall be applied to the counterweight for this purpose. The car safety may be permitted to stop the ascending car above the upper terminal landing, provided the retardation of the ascending car under such conditions is within 32.2 feet per second per second. The governor may open the motor circuit and apply the brake in case of over-speed in the up direction.

### 3.3.5.9. Location of Governor.

The governor shall be located where it cannot be struck by the car in case of over-travel and where there is sufficient space for full movement of governor parts.

### 3.3.5.10. Opening of Motor Control and Brake Control Circuits.

Where governor controlled safeties are used, the motor control circuit and the brake control circuit shall be opened before or at the time the governor trips by a switch located on the governor or car safety device.

### 3.3.5.11. Materials, Design and Replacement of Governor Cables.

Governor cables shall be of iron, steel, monel metal, or phosphor bronze. The cable shall be at least  $\frac{3}{8}$  inch in diameter. The use of tiller rope construction for governor cables is forbidden (except that tiller rope may be used for the portion of the cable wound on the safety drum). Such rope shall be of corrosion resisting metal.

Replacements for existing governor cables shall be of the same size, material and construction as the cable originally furnished by the manufacturer (except that where a cable of either different material or construction is employed, a test of the car or counterweight safety shall be made with the new cable to demonstrate that it will successfully operate the safety).

Governor ropes shall run clear of governor jaws during the normal operation of the elevator.

The size, material and construction of the governor rope, together with the proper tripping speed of the governor, shall be stamped on the governor stand or given on a brass plate attached to it in letters at least  $\frac{1}{4}$  inch in height.

### 3.3.5.12. Operation of the Governor.

The arc of contact between the governor rope and its driving sheave shall, in conjunction with a tension device, provide sufficient traction to cause proper operation of the governor.

The design and length of governor jaws shall be such that no serious cutting, tearing, or deformation of the rope shall result from the operation of the safety.



# RULES

The governor shall so function that the safety rope will pull through the governor jaws on the application of a stress exceeding that required to operate the safety so as to stop the car (except in the case of instantaneous type safeties).

Governors shall have a protective covering over sheave, jaws and exposed gears.

## 3.3.5.13. Slack Cable Devices.

Winding-drum machines shall be provided with a slack-cable device which will cut off the power and stop the elevator machine if the car is obstructed in its descent.

Slack-cable switches shall be so constructed that they will not automatically reset when the slack in the cable is removed.

## 3.3.5.14. Application of Car Safeties.

The use of car safeties which depend for application upon the completion or maintenance of an electric circuit is forbidden. Car safeties shall be applied mechanically.

## 3.3.5.15. Use of Gripping Surfaces of Safeties.

The use of the gripping surfaces of car or counterweight safeties to guide the car or counterweights is forbidden.

## 3.3.5.16. Pawls and Ratchets.

Pawls and ratchets shall be considered insufficient as a safety device.

## 3.3.6. Car Safety Test.

### 3.3.6.1. Car Safety Test Required.

An over speed test with contract load in the car shall be made of the safeties of each new elevator before the elevator is placed in regular service (except that governor controlled instantaneous type safeties shall be tested at contract speed, the governor being tripped by hand and broken rope instantaneous type safeties shall be tested by obtaining the necessary slack rope to cause them to function). For wedge clamp, gradual wedge clamp and flexible guide clamp safeties, this test shall be made to determine whether the safety will operate within the allowable limits of the maximum and minimum stopping distances. Over-speed tests shall be made with all electric apparatus intact (except for the over-speed contact on the governor).

For alternating current elevators, where the contract load is unable to bring about over-speed, the safety governor shall be tripped by hand at maximum obtainable speed.

No test of the safeties with safe lifting load in the car shall be made.

### 3.3.6.2. Maximum and Minimum Stopping Distances of Wedge Clamp Safeties.

The maximum stopping distance of car and counterweight safeties of the wedge clamp type with constant retarding force shall be within that shown by Figure 1, Curve III, for cars with contract load and for the counterweight, and the minimum stopping distance shall be at least that shown by Curve I for cars with 150 pound load, and Curve II for cars with contract load and for the counterweight.

### 3.3.6.3. Maximum and Minimum Stopping Distances of Gradual Wedge Clamp Safeties.

The maximum stopping distance of car and counterweight safeties of the Gradual Wedge Clamp type, G.W.C., with increasing retarding force shall be within that shown by Figure 2, Curve III, for cars with contract load and for the counterweight, and the minimum stopping distance shall be at least that shown by Figure

2, Curve I, for cars with 150 pound load, and Curve II for cars with contract load and for the counterweight.

### 3.3.6.4. Maximum and Minimum Stopping Distances of Flexible-Guide Clamp Safeties.

The maximum stopping distance of the car and counterweight safeties of the Flexible-Guide Clamp Type, F.G.C., shall be within that shown by Figure 3, Curve III, for the car with contract load and for the counterweight, and the minimum stopping distance shall be at least that shown by Figure 3, Curve I, for cars with 150 pound load and Curve II for cars with contract load and for counterweights.

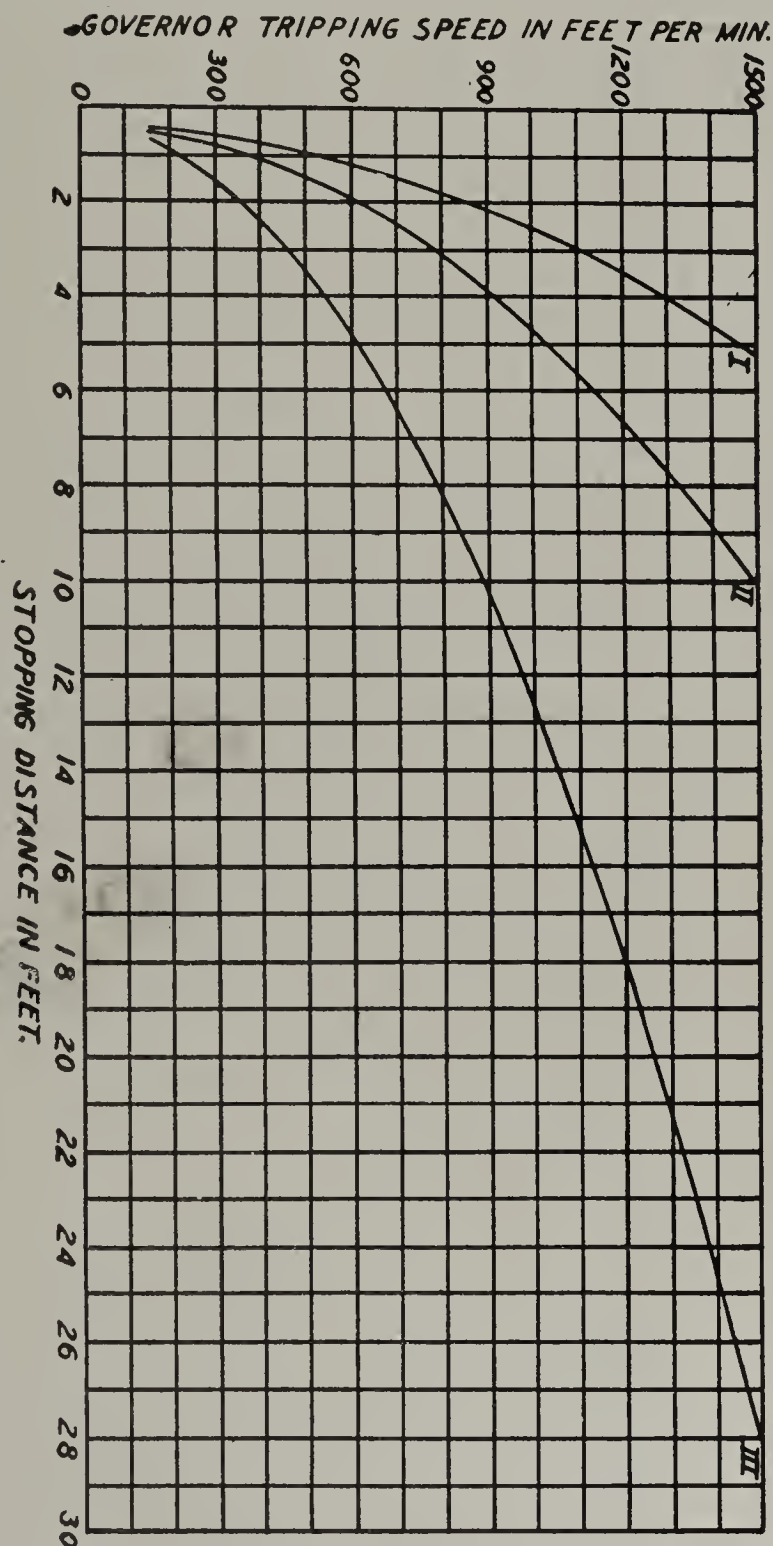


FIG. 1. MINIMUM AND MAXIMUM STOPPING DISTANCES

CAR AND COUNTERWEIGHT SAFETIES, TYPE W.C. (WEDGE CLAMP)



# RULES

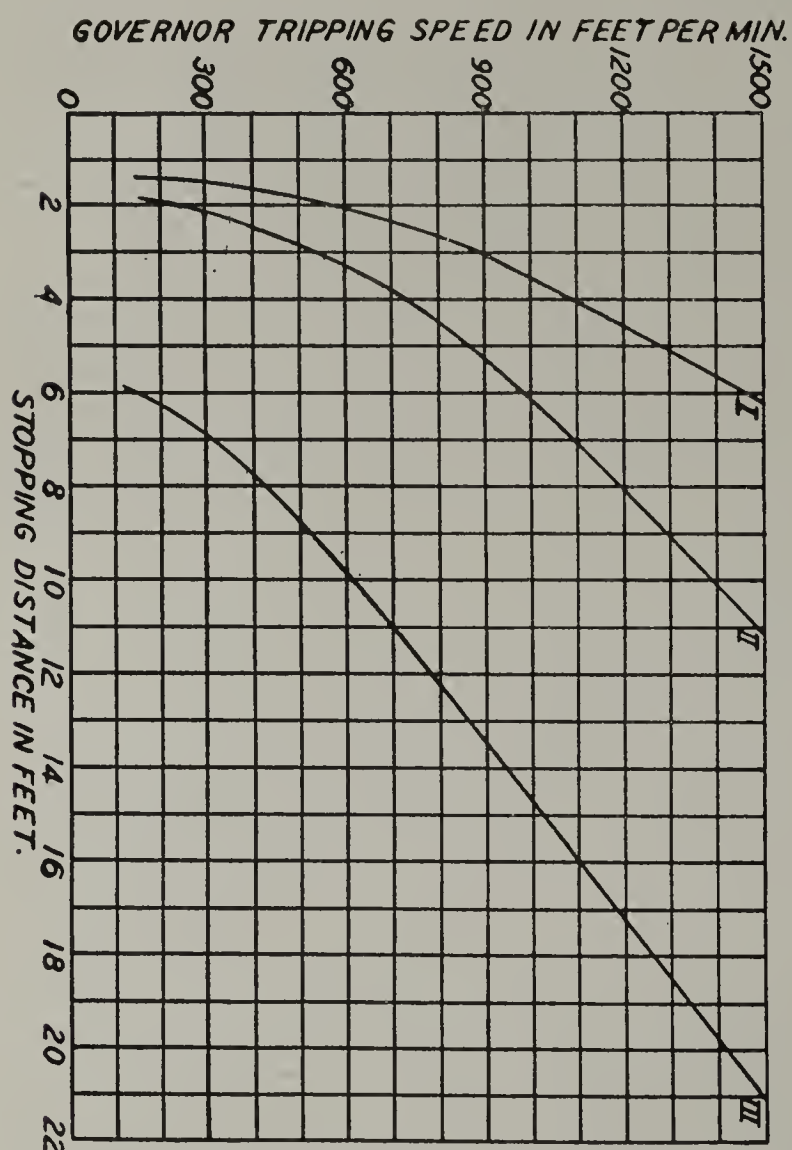


FIG. 2. MINIMUM AND MAXIMUM STOPPING DISTANCES

CAR AND COUNTERWEIGHT SAFETIES, TYPE G.W.C. (GRADUAL WEDGE CLAMP)

## 3.3.6.5. Pull-Out of the Governor Cable.

For elevators having a contract speed of 475 feet per minute or more, the pull-out of the governor cable from its normal running position until the safety jaws begin to apply pressure to the guide rails shall be 30 inches or less.

## 3.3.6.6. Stopping Distance.

Stopping distance is actual slide as indicated by the marks on the rails.

## 3.3.7. Capacity and Loading.

### 3.3.7.1. Contract Load of Elevators.

The contract load of a passenger elevator in pounds shall be at least the amount given by Curve A in Figure 4 corresponding to the effective platform area of the car.

The minimum contract load of freight elevators in business buildings, public buildings, residence buildings and mixed occupancy buildings shall be determined on the basis of the curve for passenger elevators (except elevators used for lifting automobiles and carriages and elevators not traveling above the street level). The minimum contract load of freight elevators in warehouses and all elevators not traveling above the street level (except automobile and carriage elevators) shall be determined on the basis of 50 pounds per square foot for the first 100 square feet of platform area and 25 pounds for each additional

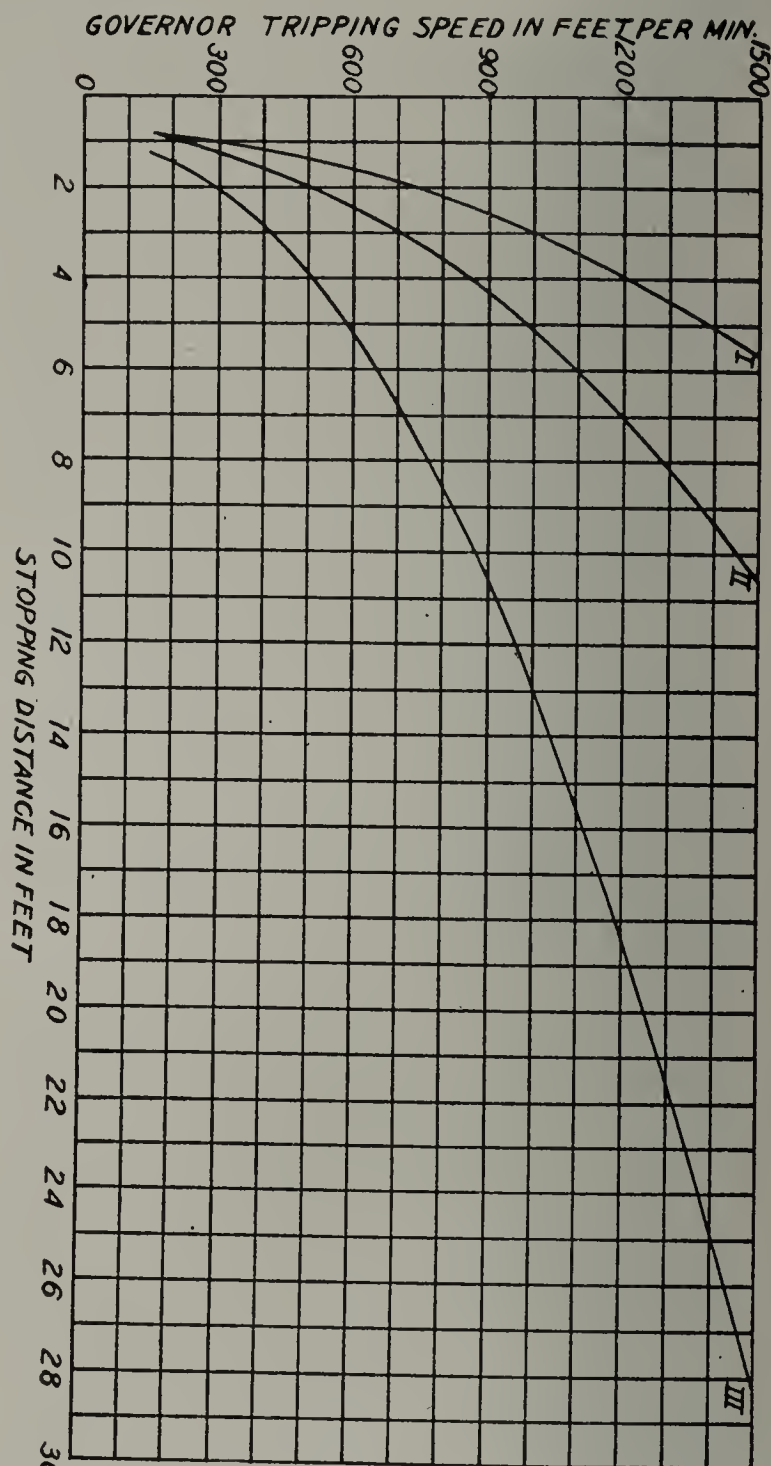


FIG. 3. MINIMUM AND MAXIMUM STOPPING DISTANCES

CAR AND COUNTERWEIGHT SAFETIES, TYPE F.G.C. (FLEXIBLE GUIDE CLAMP)

square foot. The minimum contract load of elevators lifting automobiles and carriages shall be determined on the basis of 50 pounds per square foot for the first 80 square feet of platform area and 20 pounds for each additional square foot.

For passenger and freight elevators having effective platform areas above 120 square feet (except elevators used for lifting automobiles and carriages, elevators not traveling above the street level and freight elevators in warehouse) the contract load shall be at least 100 pounds per square foot.

### 3.3.7.2. Posting of Information.

A metal plate shall be fastened in a conspicuous place in passenger elevator cars, bearing the following information in at least 1/4 inch letters or figures stamped, etched or raised on the surface of the plate:

The Contract load of the elevator in pounds. (See also 3.3.7.4, *One Piece Loads on Elevators*, Paragraph 5).



# RULES

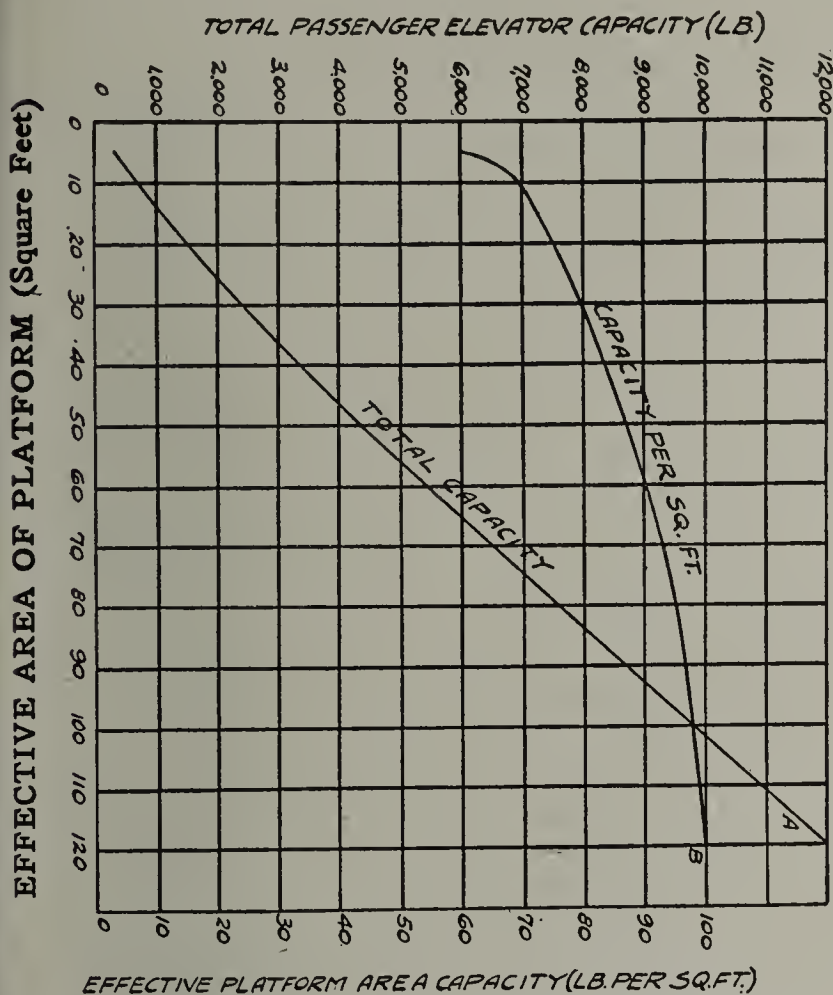


FIG. 4. PLOT SHOWING PASSENGER-ELEVATOR CARRYING CAPACITY CORRESPONDING TO EFFECTIVE PLATFORM AREA

The inspection certificate posted in passenger elevator cars shall state the allowable number of passengers permitted to be carried by the elevator equal to its rated load in pounds divided by 150.

A similar metal plate shall be placed upon the cross-head of passenger and freight elevators and on the bow iron or frame of sidewalk type elevators, bearing the following information:

1. The weight of the complete car, including the safeties.
2. The contract car speed in feet per minute at which the elevator is designed to travel (except sidewalk type elevators).
3. The cable data required by 3.5.1.2, *Information on Capacity Plates*.

The capacity of freight elevators shall be indicated in a conspicuous place in the car in letters and figures at least 1 inch high by the word "CAPACITY," followed by figures giving the contract load in pounds.

### 3.3.7.3. Carrying of Passengers on Freight Elevators.

The use of new freight elevator installations to carry passengers is forbidden unless they conform to all the requirements of these Rules covering passenger elevators.

The carrying of passengers on existing freight elevators shall be permissible provided the elevator conforms in all respects to the requirements of the rules for existing passenger elevators.

### 3.3.7.4. One Piece Loads on Elevators.

Passenger and freight elevators may be used for carrying safes or other one piece loads greater than the contract load of the elevator when the following requirements are met:

1. A "locking device" is provided which will hold the car at any landing independently of the hoisting cables while the safe or other object is being loaded or unloaded.

2. The "locking device" shall be so designed that it cannot be unlocked unless the entire weight of the car and load is suspended on the cables.
3. The wrench or other device for operating the "locking device" shall be removable.
4. The "locking device" shall be designed to withdraw the bars should it come in contact with the landing locks if the car is operated on the up motion.
5. A metal plate shall be provided in the elevator car which shall bear the words "Capacity Lifting Safes" in letters followed by figures giving the capacity in pounds for lifting safes for which the machine is designed, the letters and figures to be at least  $\frac{1}{4}$  inch high, stamped, etched, or raised on the surface of the plate.
6. The car platform, car frame, sheaves, shafts, cables and locking device shall be designed for the specified "Capacity Lifting Safes" with a factor of safety of at least five.
7. The car safeties shall be designed to stop and hold the specified "Capacity Lifting Safes" with the cables intact.
8. Where there is a passageway under the hoistway the machine shall be designed to operate with the "Capacity Lifting Safes" at slow speed and the car safety shall be designed to stop and hold the car and "Capacity Lifting Safes" independently of the cables.
9. For traction machines additional counterweights shall be added so that the total overbalance is at least equal to 45 per cent of the "Capacity Lifting Safes."

### 3.3.7.5. Locking Device Required.

The locking device specified in 3.3.7.4, *One Piece Loads on Elevators*, paragraph 1, shall be provided for any passenger elevator installed for carrying safes or other one piece loads where the weight of such safes or one piece loads equals or exceeds 75 per cent of the contract load.

### 3.3.7.6. Maximum "Capacity Lifting Safes."

The maximum "Capacity Lifting Safes" of any traction elevator shall be  $1\frac{1}{3}$  times the contract load of the elevator.

### 3.3.7.7. Special Switches.

Elevator machines equipped for carrying safes or other concentrated loads greater than the contract load of the elevator shall be provided with special switches near the machine for operating under such conditions.

### 3.3.8. Contract Load Test.

A test of every new elevator shall be made with contract load in the car under the supervision of the Superintendent before the elevator is placed in regular service.

The brakes, limit switches, buffers, car safety and speed governor shall be caused to function in each test, and approval of any elevator shall be granted only upon satisfactory completion of such test.

## 3.4. Machines, Stopping Devices, Control and Operation.

### 3.4.1. Machines and Machinery.

#### 3.4.1.1. Design of Drums and Sheaves.

Drums and leading sheaves shall be of cast iron or steel, and shall have finished grooves which may be faced with materials other than iron and steel, having sufficient traction. U grooves shall be at most  $\frac{1}{16}$  inch larger than the cables.

Hoisting rope sheaves for traction machines shall have sheave grooves designed so that the



# RULES

traction will not be materially decreased by the wear of the grooves.

The diameters of sheaves or drums for hoisting or counterweight cables shall be at least forty times the diameter of the cable (except for sidewalk elevators and except where conditions make impractical the use of sheaves of such size, in which case the Superintendent may permit the use of smaller diameter sheaves). Openings in drums shall be drilled at an angle of less than 45 degrees with the run of the rope and be provided with a rounded corner with a radius at least equal to that of the rope.

#### 3.4.1.2. Factors of Safety.

The factors of safety based on the static loads (the contract load plus the weight of the car, cables, counterweights, and so forth) to be used in the design of elevator hoisting machines shall be at least:

For wrought iron or wrought steel..... 8

For cast iron, cast steel or other materials.. 10

#### 3.4.1.3. Set Screw Fastenings.

The use of set screw fastenings instead of keys or pins is forbidden (except where the connection is not subject to torque).

#### 3.4.1.4. Friction Gearing or Clutch Mechanisms for Passenger Elevators.

The use of friction gearing or clutch mechanisms for connecting the drums or sheaves to the main driving gear is forbidden.

#### 3.4.1.5. Use of Belt or Chain-driven Machines.

The use of belt or chain-driven machines is forbidden.

#### 3.4.1.6. Cast Iron Toothed Worm Gears.

The use of worm gearing with cast iron teeth is forbidden.

#### 3.4.1.7. Brakes Required.

Winding drum and traction machines shall be equipped with brakes applied automatically by springs or gravity when the operative device is at the "stop" position. Electric elevator machines shall be equipped with electrically released brakes.

The release of brakes before power has been applied to the motor is forbidden.

#### 3.4.1.8. Action of the Brake Magnet.

No single ground, short-circuit or counter-voltage shall prevent the action of the brake magnet from allowing the brake to set in the intended manner during normal operation.

No motor-field discharge, counter-voltage, single ground or accidental short-circuit shall retard the action of the brake magnet in allowing the brake to set during emergency stops.

### 3.4.2. Hydraulic Elevator Machines.

#### 3.4.2.1. Construction of Hydraulic Elevator Machines.

Hydraulic elevator machines, whether of the vertical or horizontal type, shall be so constructed and so roped that the piston will be stopped before the car can be drawn into the overhead work. Stops of ample strength shall be provided to bring the piston to rest when under full pressure without causing damage to the cylinder or cylinder head.

#### 3.4.2.2. Metal Guide Rails and Shoes Required for Traveling Sheaves.

Traveling sheaves for vertical hydraulic elevators shall be guided. Guide rails and guide shoes shall be of metal.

#### 3.4.2.3. Side Frames and U-Strap Connections.

Side frames of traveling sheaves for vertical hydraulic elevators shall be either structural or forged steel.

The use of the construction commonly known as the "U-strap connection" between the piston rods and the traveling sheaves is forbidden.

#### 3.4.2.4. Equalizing Cross-Heads and Washers.

Where more than one piston rod is used on the vertical pulling type, an equalizing cross-head shall be provided for attaching the rods to the traveling sheave frame to insure an equal distribution of load on each rod.

Equalizing or cup washers shall be used under the piston rod nuts to insure a true bearing.

#### 3.4.2.5. Gas Releases.

Cylinders of hydraulic elevator machines shall be provided with means for releasing air or other gas.

#### 3.4.2.6. Factor of Safety and True Bearing of Piston Rods of Hydraulic Elevators.

Piston rods of tension type hydraulic elevators shall have a factor of safety of at least eight, based on the cross sectional area at the root of the thread. A true bearing shall be maintained under the nuts at both ends of the piston rod to prevent eccentric loading on the rods.

#### 3.4.2.7. Outlets of Pressure Tanks.

Outlets of pressure tanks shall be located to prevent the probability of the entrance of air or other gas into the elevator cylinder.

#### 3.4.2.8. Packing of Automatic Stop Valves.

Automatic stop valves for elevators shall be packed with cup leathers, or other means shall be used to prevent sticking of the valve stems.

#### 3.4.2.9. Relief Valves.

Each pump connected to the pressure tank of a hydraulic elevator shall be equipped with a relief valve, so installed that it cannot be shut off. The relief valve shall be of sufficient size and so set as to pass the full capacity of the pump at full speed without exceeding the safe working pressure of the pump or tank. The relief valve shall be piped to discharge into the discharge tank or the pump suction. Two or more relief valves may be used to obtain the capacity.

#### 3.4.2.10. Automatic By-Passes.

Elevator pumps, unless equipped with pressure regulations which control the motive power, shall be equipped with automatic by-passes.

#### 3.4.2.11. Pressure Tanks.

Pressure tanks shall be made and tested in accordance with the requirements of the American Society of Mechanical Engineers' Boiler Code for unfired pressure vessels, 1930.

#### 3.4.2.12. Gages

Each pressure tank shall be provided with a water gage glass having brass fittings and valves, attached directly to the tank and so located as to show the level of the water when the tank is more than half filled.

Each pressure tank shall have a pressure gage which correctly indicates pressure to at least one and one-half times the normal working pressure allowed in the tank. This gage shall be connected to the tank by a brass or other corrosion resisting pipe in such a manner that the gage cannot be shut off from the tank (except by a cock with a "T" or lever handle, the T or lever being set in line with the direction of the flow). The cock shall be in the pipe near the gage.

Pressure tanks shall be provided with a 1/4 inch pipe size valved connection for attaching an inspectors' gage while the tank is in service.

#### 3.4.2.13. Vacuum Relief Valves.

Pressure tanks that may be subject to vacuum shall be provided with one or more vacuum relief valves.

Vacuum relief valves shall have openings of sufficient size to prevent the collapse of the tank if a vacuum occurs. If necessary more than one vacuum relief valve may be used to obtain sufficient capacity.



# RULES

## 3.4.2.14. Inspection of Pressure Tanks.

Pressure tanks shall be so located and supported that inspection may be made of the entire exterior.

## 3.4.2.15. Discharge Tanks.

Discharge tanks open to the atmosphere shall be so designed that when completely filled the factor of safety shall be at least four based on the ultimate strength of the material. Discharge tanks shall be covered to prevent the entrance of foreign material and provided with a suitable vent to the atmosphere.

## 3.4.2.16. Hydraulic Elevators Operated by Steam or Gas.

Hydraulic elevators operated from a pressure tank where the fluid pressure is obtained by directly admitting steam, air or other gas to the tank, shall comply with all the rules governing hydraulic elevators.

## 3.4.2.17. Design of Plunger Elevators.

In the design of plunger elevators adequate provision shall be made to stop the plunger as well as the car.

## 3.4.3. Terminal Stopping and Safety Devices.

### 3.4.3.1. Normal Terminal Stopping Devices Required.

Elevators shall be provided with upper and lower normal terminal stopping devices, arranged to stop the car automatically from any speed attained in normal operation within the top and bottom overtravel independent of the operating devices, the final terminal stopping device and the buffers (except that in the case of hand-rope or rod operating devices the normal terminal stopping device may operate in conjunction with the operating devices).

### 3.4.3.2. Installation of Normal Terminal Stopping Devices.

Normal terminal stopping devices shall be installed as follows:

1. Electric elevators having winding drum machines (except sidewalk type elevators and except those operated by hand-rope, wheel or lever devices) shall have stopping switches on the car or in the hoistway operated by the movement of the car.
2. Electric elevators having traction machines (except those operated by hand-rope devices) shall have stopping switches on the car, or in the machine room, or in the hoistway, operated by the movement of the car. Where such stopping devices are located in the machine room, a safety switch shall be provided which will stop the machine should the driving member fail.
3. All electric elevators with hand-rope or rod operating devices shall have stop balls securely fastened to the rope or rod arranged to center the operating device, and (except for sidewalk type elevators) if winding drum machines are used they shall also have an additional device to center the operating device automatically.
4. Hydraulic elevators having a contract speed in excess of 100 feet per minute shall have an automatic stop valve independent of the normal control valve or valves operated either by the car or the machine.
5. Hydraulic elevators having a contract speed of 100 feet per minute or less with hand-rope or rod operating devices shall have stop balls on the operating device.
6. Electric elevators having winding drum machines with lever or wheel operating devices shall have a device to center the operating device automatically.
7. Electric sidewalk type elevators having winding drum machines and hand-rope or pull chain operating devices shall have a

stopping device on the machine and on the operating device.

Electric sidewalk type elevators having winding drum machines and either automatic or continuous pressure operation shall have a stopping device on the machine and in the hoistway. These stopping devices shall not control the same switches unless two or more separate and independent switches are provided, two of which shall be closed to complete the motor and brake circuit in each direction of travel.

### 3.4.3.3. Final Terminal Stopping Devices Required.

Electric elevators (except sidewalk type elevators) shall be provided with upper and lower final terminal stopping devices arranged to stop the car and counterweight automatically from contract speed within the top clearance and bottom overtravel independent of the operation of the normal terminal stopping devices and the operating device, but with buffers operative. This requirement may necessitate the use of auxiliary stopping devices for the car and counterweight.

Final limit switches and oil buffers shall be located so that the engagement of the buffer and the opening of the limit switch will occur as nearly simultaneously as possible. When spring buffers are provided, the final limit switches shall be opened before the buffer is engaged.

Where means are provided to prevent jumping of the car or counterweight it shall only be necessary that the limit switch open before the buffer is fully compressed.

### 3.4.3.4. Installation of Final Terminal Stopping Devices.

Final terminal stopping devices shall be installed in connection with electric elevators (except sidewalk type elevators) as follows:

1. Electric elevators having winding drum machines shall have stopping switches on the machines and also in the hoistway operated by the movement of the car.
2. Electric elevators having traction machines shall have stopping switches in the hoistway operated by the movement of the car.

### 3.4.3.5. Action and Switches of Final Terminal Stopping Devices.

The final terminal stopping device shall act to prevent movement of the car in both directions. The normal and final terminal stopping devices shall not control the same switches on the controller unless two or more separate and independent switches are provided, two of which shall be closed to complete the motor and brake circuit in each direction of travel. When 2-phase or 3-phase alternating current is used to operate the elevator the above switches shall be of the multipole type. In the case of hand-rope, rod, wheel or lever operating devices the normal and final terminal stopping devices may control the same switch on the controller.

When the final terminal stopping device controls the same controller switch or switches as the operating device or the normal terminal stopping device, it shall be connected into the control circuit on the opposite side of the line.

### 3.4.3.6. Prohibited Types of Terminal Stopping Devices.

The use of chain, rope or belt driven machine terminal stopping devices is forbidden for elevators having winding drum machines.

### 3.4.3.7. Automatic Terminal Stopping Devices Required.

Electric elevators having winding drum machines (except sidewalk type elevators) driven by 2-phase or 3-phase alternating current shall have an automatic terminal stopping device arranged to open the main line circuit to the motor and brake directly. This device shall prevent move-



# RULES

ment of the machine in either direction before or coincident with the operation of the final terminal stopping device.

## **3.4.3.8. Enclosure of Terminal Stopping Switches.**

Normal and final terminal stopping switches, whether on the car, in the machine room, or in the hoistway, shall be of the enclosed type.

## **3.4.3.9. Mounting of Terminal Stopping Devices.**

Normal and final terminal stopping devices, where on the car or in the hoistway, shall be securely mounted in such a manner that the movement of the switch lever or roller to open the contacts shall be as nearly as possible in a direction at right angles to a line drawn between the faces of the car guide rails.

## **3.4.3.10. Location of Operating Cams.**

The cams for operating the terminal stopping switches shall be of metal and shall be so located and of sufficient length to maintain the switch in the open position when the car is in contact with the overhead structure or resting on the fully compressed buffer with the overhead structure and the buffer in their normal position.

## **3.4.4. Operation and Control.**

### **3.4.4.1. Maximum Speed for Direct Hand Operated Elevators.**

The operation of elevators having a contract speed in excess of 100 feet per minute by direct hand operated ropes, cables or rods is forbidden.

### **3.4.4.2. Maximum Speed of Elevators Operated by Wheels or Levers; Marking of Hydraulic Elevator Operating Devices.**

The operation of elevators having a contract speed in excess of 150 feet per minute by wheel or lever mechanisms is forbidden (except hydraulic elevators).

Hydraulic elevators operated by a wheel operating device shall be provided with an indicating device in the car to show the position of the control valve. Such device shall be marked and shall indicate "up," "down" and "off." The wheel operating device shall be marked to indicate the direction of motion.

### **3.4.4.3. Access to Operating Ropes or Cables from Outside of the Hoistway.**

The operation of elevators by a rope or cable, access to which is obtained from the outside of the hoistway, is forbidden.

### **3.4.4.4. Overhead Tension Weights.**

Overhead tension weights for hand ropes shall be secured by chains or cables attached to the weights and to a suitable anchorage.

### **3.4.4.5. Hand-rope Guards.**

Guards which will keep the hand-ropes on the sheaves shall be installed.

### **3.4.4.6. Centering Devices Required.**

Freight elevators (except sidewalk type elevators) operated by means of a direct operated hand-rope, shall be provided with a centering device which will insure the operating mechanism being placed in the stop position when it is desired to stop the car.

### **3.4.4.7. Arrangement and Number of Operating Devices.**

The handle of car switch operating devices shall be arranged to return to the "stop" position and lock there automatically when the hand of the operator is removed.

Where more than one operating device is used in a car (except in automatic operation elevators) the operating devices shall be so interlocked that only one can be used at a time. If a single operating device is used, it shall be so located as to be near the car opening serving the greatest number of landing openings.

### **3.4.4.8. Emergency Stop Switches.**

An emergency stop switch, which will cut off the source of power, shall be provided in the car adjacent to the operating device for electric elevators. If the stop button of an automatic operation or continuous pressure operation elevator is a red button marked "stop," it may be used as the emergency stop switch.

One lead to the emergency stop switch shall be run to the car through a separate and independent traveling cable where electric elevators have winding drum machines.

### **3.4.4.9. Disconnecting Switch Required.**

A manually operated multi-pole disconnecting (service) switch shall be installed in the main line of electric elevator machinery.

This switch shall be located adjacent to and visible from the elevator machine or motor generator set. Provision for closing the disconnecting switch from any other part of the building is forbidden. When practicable this switch shall be located in the machine room at the lock-jamb side of the entrance door.

### **3.4.4.10. Independent Breaks Required with Metal-to-Metal Contacts.**

Where metal-to-metal contacts, gravity or spring opened, or a combination of the two, are used on controller switches for stopping elevator machines at least two independent breaks shall be provided.

### **3.4.4.11. Use of Springs or Electric Circuits as Circuit Breakers.**

Breaking the circuit to stop an automatic-control elevator at the terminals shall be independent of the operation of springs in tension or the completion of another electric circuit. If springs are used they shall be in compression. The interruption of the electric circuit shall prevent the movement of the car.

### **3.4.4.12. Grounding of Frames.**

The frame of the electric elevator machine, the frame of the controller, the operating rope if used, and the frames of electric appliances in or on the elevator car shall be effectively grounded.

### **3.4.4.13. Enclosure of "Slack Cable" Switches.**

The electric "slack cable" switches shall be enclosed.

### **3.4.4.14. Forbidden Types of Control Systems.**

The use of control systems which depend on the completion or maintenance of an electric circuit for the interruption of the power and for the application of electro-mechanical brakes at the terminals, for the operation of safeties or the closing of a contactor by an emergency stop button, is forbidden (except that dynamic-braking and speed control devices are exempt from these requirements).

### **3.4.4.15. Arrangement of Operating Levers.**

"Car-switch" and hand-operating levers shall be so arranged that the movement of the lever toward the opening which the operator usually faces will cause the car to descend and the movement of the lever away from the opening will cause the car to ascend.

### **3.4.4.16. Rope Locks Required.**

Freight elevators operated by hand-ropes shall be equipped with rope locks for holding the car at any landing (except

1. Sidewalk type elevators;
2. Elevators equipped with an emergency switch; and
3. Elevators equipped with interlocks or electric contacts).

### **3.4.4.17. Operation of Directional Switches or Operating Valves on Passenger Elevators.**

On mechanically operated passenger elevators the operation of directional switches or operating



# RULES

valves shall not depend solely upon belts or upon cast or malleable iron chains. If a hand-rope is used the cable shall be securely anchored to the operating sheave or drum.

## **3.4.4.18. Automatic Fire Alarm Circuit Breakers.**

The use of a circuit breaker operated automatically by a fire alarm system to cut off the power, or interrupting the operating circuit of a passenger elevator is forbidden.

## **3.4.4.19. Automatic Operation Elevators.**

Automatic operation elevators (except sidewalk elevators the travel of which does not exceed one story) shall comply with the following requirements:

1. If the car has started for a given landing it shall be impossible for an impulse to be given from any landing to send the car in the reverse direction until it has reached the destination corresponding to the first impulse. It shall be permissible to stop the car at any intermediate landing to take on or discharge passengers or attendants going in the original direction.
2. If the car has been stopped to take on or discharge passengers or freight and is to continue in the direction determined by the first impulse, it is permissible to start the car by the closing of the car gate.
3. It shall be impossible to start the car under normal operation unless every hoistway door is closed and locked in the closed position. The use of devices employing locks and contacts of a type where the contact is made when the door is closed and the locking of the door takes place subsequently is forbidden.
4. Where the elevator is used by the general public no buttons shall be provided at any landing to send the car to any other landing.
5. The floating platform construction may be used to permit operation of the car from the landing buttons with the car gate open when there is no passenger in the car under the following conditions:

Each landing door shall be flush with the hoistway edge of its landing saddle and lintel within a tolerance of one-quarter of an inch, plus or minus.

The platform shall prevent the operation of the car from the car push buttons unless the platform is depressed.

It shall be impossible to operate the elevator from the car push buttons unless the car gate is closed.

The platform shall operate when a weight of 30 pounds is placed on it at any point.

The platform shall be so constructed that there is no pocket or recess capable of holding refuse or dirt beneath the platform.

The entire platform within the enclosure and the platform threshold sill shall float.

The installation of handrails in the elevator car is forbidden.

6. An inspector's switch shall be installed on the controller to render all landing buttons inoperative, and when the opening of the emergency stop switch or button does not cancel all registered car and hall calls, the inspector's switch on the controller shall also render all car buttons inoperative and there shall be furnished in the car an Up and Down inspection switch or button which will enable the inspector to operate the elevator in either direction as long as the switch or button is held in contact.

## **3.4.4.20. Continuous Pressure Operation.**

The use of continuous pressure operation for passenger elevators is forbidden (except when they are provided with all of the safety devices required for automatic operation elevators).

## **3.4.4.21. Polyphase Alternating Current Motors.**

Each electric elevator driven by a polyphase alternating current motor shall be provided with a device which will (except in the case of alternating current motors used in motor generator sets) prevent starting the motor if

1. The phase rotation is in the wrong direction; or
2. There is failure in any phase.

## **3.4.4.22. Starting of Electric Elevators After Failure of Power.**

Electric elevators operated by hand cables, lever or wheel operating devices, shall be so arranged that, in case of failure of power, or the opening of car gate, landing door or limit switches, it will be necessary to return the operating device to the "OFF" position before the elevator can again be started.

## **3.4.4.23. Use of Overload Circuit-Breakers.**

If an overload circuit-breaker is used for a direct current rheostatic control electric elevator, the wiring shall be arranged so that the circuit of the brake-magnet coil is opened at the same time that the line circuit is opened.

## **3.4.4.24. Sidewalk Elevator Key Switch.**

Sidewalk elevators the hatch opening of which is located in the sidewalk or other area accessible to the public shall be provided with a device which shall normally prevent the car from opening or closing the sidewalk hatch cover. A switch which can be operated only by a special key and which when closed will permit the car to open and close the sidewalk hatch cover shall be installed on the building wall above the sidewalk at the right hand side of the hoistway when facing the building wall and not over 18 inches horizontally distant from the hoistway. A detachable flexible cord 5 feet or less in length with a continuous pressure button on the free end may be used in lieu of the key switch when desired.

It shall be necessary that the key or button be held manually in position to keep the circuit closed. The elevator may also be operated from the sidewalk or exterior area level by means of the key switch or button.

## **3.4.4.25. Installation of Condensers.**

The installation of condensers the operation of which will hold in any magnet or keep alive any circuit so as to interfere with the proper operation of any new or existing elevator apparatus is forbidden.

## **3.4.5. Limits of Speed.**

### **3.4.5.1. Maximum Speed of Freight and Passenger Elevators.**

The maximum contract speed of passenger and freight elevators (except as otherwise specified in 3.4.5.2, *Maximum Speed of Sidewalk Type Elevators*; 3.4.5.3, *Maximum Speed of Freight Elevators Without Regular Operators*, and 3.4.5.4, *Maximum Speed of Continuous Pressure Operation Freight Elevators*) shall be limited only by the top and bottom clearances as determined by 2.1.4, *Pits, Overtravel and Clearances*.

### **3.4.5.2. Maximum Speed of Sidewalk Type Elevators.**

The maximum contract speed of sidewalk type elevators shall be 35 feet per minute.



# RULES

**3.4.5.3. Maximum Speed of Freight Elevators Without Regular Operators.**

The maximum contract speed of freight elevators without a regular operator (except sidewalk type elevators) unless provided with automatic operation or continuous pressure operation, shall be 100 feet per minute.

**3.4.5.4. Maximum Speed of Continuous Pressure Operation Freight Elevators.**

The maximum contract speed of electric freight elevators with continuous pressure operation (except sidewalk type elevators) shall be 150 feet per minute.

**3.5. Cables and Signal Systems for Elevators.**

**3.5.1. Cables.**

**3.5.1.1. Materials for Cables.**

Car and counterweight cables shall be iron or steel without covering (except that where liability to excessive corrosion or other hazard exists, marline-covered cables are permitted for freight elevators). The use of marline-covered cables for passenger elevators is forbidden. The use of chains for hoisting is forbidden (except for sidewalk elevators the travel of which does not exceed 15 feet).

**3.5.1.2. Information on Capacity Plates.**

Where winding drum machines are used, the capacity plate required in 3.3.7.2, *Posting of Information*, shall bear the following information:

**CABLE SPECIFICATIONS**

| Cable                 | Number | Diameter in Inches | Rated Ultimate Strength in Pounds |
|-----------------------|--------|--------------------|-----------------------------------|
| Hoisting              |        |                    |                                   |
| Car Counterweight     |        |                    |                                   |
| Machine Counterweight |        |                    |                                   |

Where traction machines or drum machines without counterweights are used, the capacity plate required in 3.3.7.2, *Posting of Information*, shall bear the following information:

**CABLE SPECIFICATIONS**

|                 | Number | Diameter in Inches | Rated Ultimate Strength in Pounds |
|-----------------|--------|--------------------|-----------------------------------|
| Hoisting Cables |        |                    |                                   |

Where hydraulic machines are used the capacity plate required is 3.3.7.2, *Posting of Information*, shall bear the following information:

**CABLE SPECIFICATIONS**

| Cable             | Number | Diameter in Inches | Rated Ultimate Strength in Pounds |
|-------------------|--------|--------------------|-----------------------------------|
| Hoisting          |        |                    |                                   |
| Car Counterweight |        |                    |                                   |

In addition a metal tag shall be attached to the cable fastenings. On this tag shall be given the diameter, rated ultimate strength, and material of the cable, and the date of the cable installation.

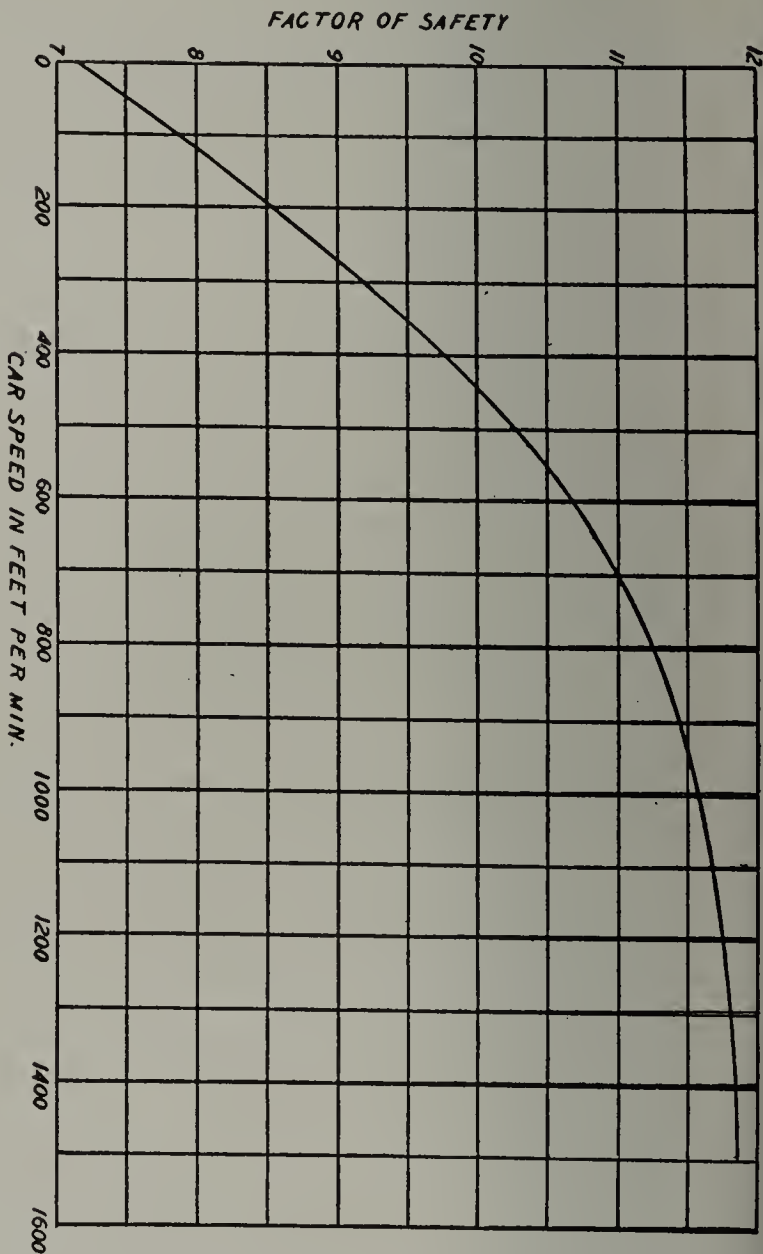
**3.5.1.3. Load Limit for Cables of Unknown Strength.**

Where the rated ultimate strength and material are not known, the loads shall be limited to the loads allowed for iron cable of the same diameter.

**3.5.1.4. Factors of Safety.**

The factor of safety based on static loads for car and counterweight cables for elevators shall be at least the values given in the following figures corresponding to the contract speed of the car.

The factor of safety based on static loads for chains used for hoisting sidewalk elevators shall be at least 5, and for cables 7.



**FIG. 5. FACTORS OF SAFETY FOR HOISTING AND COUNTERWEIGHT CABLES FOR PASSENGER ELEVATORS**

**3.5.1.5. Number and Diameter of Cables and Computed Load.**

The number and diameter of the cables shall be determined by using the factor of safety found in 3.5.1.4, *Factors of Safety*, together with the rated ultimate strength of the cable. The computed load on the cables shall be the weight of the car, plus its contract load, plus the weight of hoisting cables and the compensation.

The minimum number of cables used with traction elevators shall be 3. The minimum number of cables used with winding drum elevators shall be 2.



# RULES

FACTOR OF SAFETY

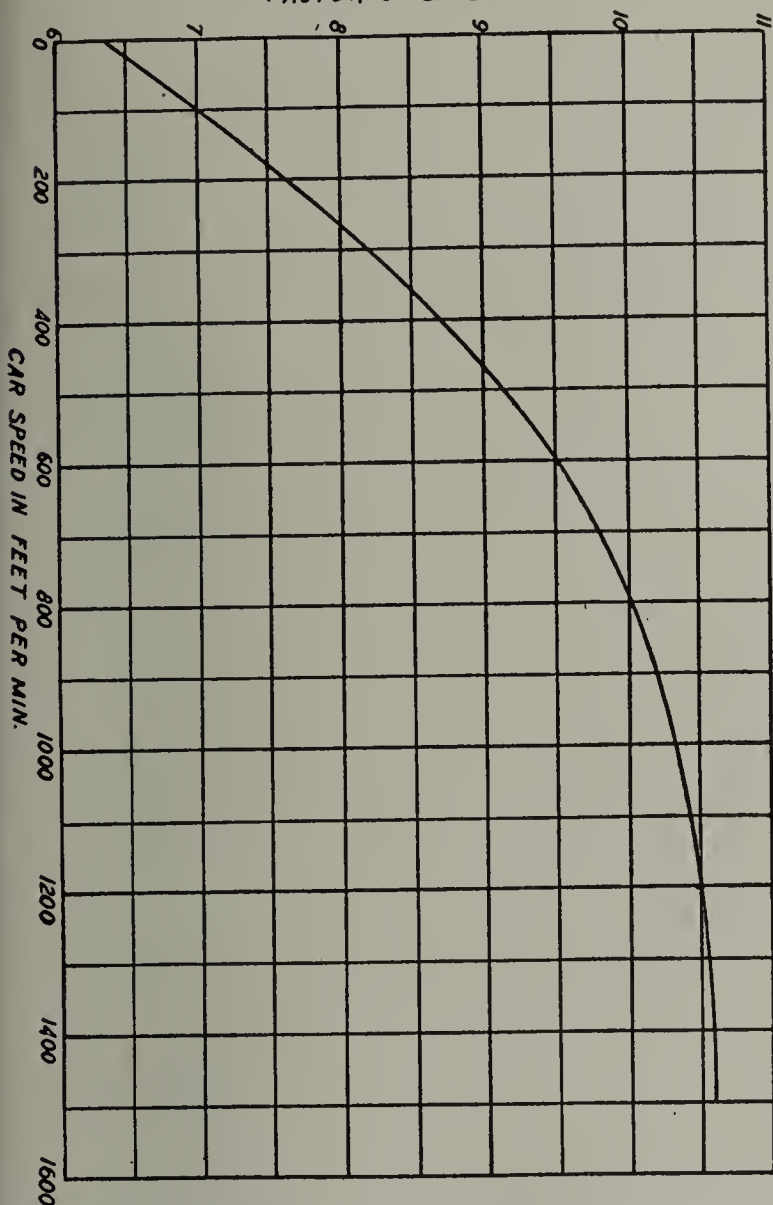


FIG. 6. FACTORS OF SAFETY FOR HOISTING AND COUNTERWEIGHT CABLES FOR FREIGHT ELEVATORS

The use of hoisting ropes less than  $\frac{1}{2}$ -inch in diameter for elevators is forbidden (except that where conditions make impractical the use of rope of the size specified, the Superintendent may permit the use of rope  $\frac{7}{16}$  of an inch in diameter).

## 3.5.1.6. Anchoring of Cables to Winding Drums.

Cables anchored to winding drums shall have at least one turn of cable on the winding drum when the car or counterweight has reached the extreme limit of its overtravel.

## 3.5.1.7. Lengthening or Repairing Cables by Splicing Forbidden.

The repair or lengthening of car or counterweight cables by splicing is forbidden.

## 3.5.1.8. Securing Winding Drum Ends of Cables.

The winding drum ends of car or counterweight cables shall be secured by clamps on the inside of the drums or by one of the methods specified in the following paragraphs for fastening cables to cars or counterweights.

## 3.5.1.9. Fastening Car and Counterweight Ends of Cables.

The car and counterweight ends of cables shall be fastened by individual tapered babbitted sockets, or by other methods approved by the Superintendent (except that spliced eyes and return loops are forbidden). Other fastenings may be used for compensating counterweight cables and for plunger elevators.

Adjustable shackle rods shall be used to attach cables to cars and counterweights in such a manner that all portions of the cable (except the portion in the socket) shall be readily visible.

## 3.5.1.10. Method of Socketing Cables.

If a babbitted socket is used, the length of the socket shall be at least 4.75 times the diameter of the cable. The hole at the small end shall be as given in the following table:

| Nominal Diameter of Cable in Inches        | Inside Diameter of Small End of Cable Socket                                  |
|--------------------------------------------|-------------------------------------------------------------------------------|
| $\frac{1}{4}$ to $\frac{7}{16}$ inclusive  | shall not be more than $\frac{1}{16}$ inch larger than actual cable diameter. |
| $\frac{1}{2}$ to $\frac{3}{4}$ inclusive   | shall not be more than $\frac{3}{32}$ inch larger than actual cable diameter. |
| $\frac{7}{8}$ to $1\frac{1}{8}$ inclusive  | shall not be more than $\frac{1}{8}$ inch larger than actual cable diameter.  |
| $1\frac{1}{4}$ to $1\frac{1}{2}$ inclusive | shall not be more than $\frac{3}{16}$ inch larger than actual cable diameter. |

The small end of the socket shall be free from cutting edges. The hole at the large end of the socket shall be at least  $2\frac{1}{4}$  times the diameter of the cable. A socket shall be drop-forged steel, steel casting, or formed in a substantial block of cast iron. The socket shall be of such strength that the cable will break before the socket is perceptibly deformed.

The ends of wire rope shall be served with three seizings at each side of any point at which the rope is to be cut.

Only annealed iron wire shall be used as seizing wire. The wires should be wound tight and even. The twisted ends of the seizings shall be so placed that they fall into the valleys between strands and away from the end of the rope.

The first two seizings shall be at least  $\frac{1}{2}$ -inch long, and the third seizing at least  $\frac{3}{4}$ -inch long. The first seizing shall be close to the cut and the second seizing shall be spaced within  $2\frac{1}{4}$  inches from the first seizing. The third seizing shall be at a distance from the second seizing equal to the length of the socket.

The use of tape as a substitute for annealed-iron-wire seizing is forbidden.

The ropes thus served shall be slipped into the socket a sufficient distance for manipulating and after removing the first two seizings the strands shall be opened up and the hemp center cut out as close as possible to the remaining seizing.

Then all grease shall be wiped off the extended strands and the lubricant carefully removed by washing with gasoline. The ends of the strands shall then be bent in and bunched close together, and the rope pulled back as far as possible so that the strands rest in the basket with the third seizing slightly projecting outside the mouth of the socket.

The socket, now being ready for pouring the babbitt, shall be warmed and shall be held vertical and truly axial with the rope to be socketed. Tape or waste may be wound around the rope at the base of the socket to prevent the metal from seeping through, but must be removed after the babbitt has cooled off. Pure babbitt only, free of dross, shall be used, heated to a temperature just sufficient to produce fluidity.

If the seizing and socketing has been done properly, the original and uniform relation of tension obtained by correct manufacture will be undisturbed; any loss of rope lay is a clear indication of careless seizing and socketing.



# RULES

## 3.5.1.11. Reroping and Shortening of Cables.

Whenever an elevator is reroped or its ropes shortened, the top car and counterweight clearances shall be at least those specified in 2.1.4.3, *Top Clearances*.

## 3.5.2. Emergency Signals.

### 3.5.2.1. Emergency Signals or Telephones Required.

Automatic operation passenger or freight elevators (except sidewalk elevators the travel of which does not exceed 15 feet) shall be provided with an audible emergency signal operative from the car and located outside of the hoistway, or shall be provided with a telephone. The emergency alarm shall be clearly audible in the office, power house, or room in which an employee is ordinarily located.

### 3.5.2.2. Telephone Connection Required.

Passenger elevators in private residences shall be provided with a telephone permanently connected to a central exchange.

### 3.5.2.3. Signal Systems on Freight Elevator Hoistways.

The hoistway of every freight elevator (except automatic-operation and continuous pressure operation and sidewalk elevators) shall be provided with a signal system by means of which signals can be given from any landing whenever the elevator is desired at that landing.

## RULE 4. HAND POWER ELEVATORS

### 4.1. Hoistway Construction.

#### 4.1.1. Fire Resistive Hoistway Enclosures.

##### 4.1.1.1. Hoistways to Be Fire Resistive.

Hoistway enclosures of all elevators shall comply with Section 373 of Article 18, of Chapter 5 of the Code of Ordinances, and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law (except sidewalk elevators, the travel of which does not exceed one story).

##### 4.1.1.2. Landing Openings to Be Protected.

Landing openings in a fire resistive hoistway enclosure shall be provided with fire resistive doors, panels or fronts which comply with Section 373 of Article 18, of Chapter 5 of the Code of Ordinances, and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law (except that they must first comply with 2.3.1.1, *Automatic Fire Doors Functioning by Heat*). For elevators whose contract load is 2,000 pounds or more, the aggregate clear width of the hoistway doors shall be at least 30 inches and the clear height shall be at least 78 inches.

##### 4.1.1.3. Strength of Hoistway Enclosures.

The hoistway enclosure adjacent to a landing opening shall be of sufficient strength to support in true alignment the hoistway doors with their operating mechanism.

#### 4.1.2. Non-fire Resistive Hoistway Enclosures.

Non-fire resistive hoistway enclosures shall be permitted only for sidewalk elevators, the travel of which does not exceed one story. Where non-fire resistive construction is permitted, hoistways shall be enclosed to a height of 6 feet (except on the sides used for loading or unloading).

##### 4.1.2.1. Materials for Enclosures.

Enclosures shall be building walls, solid or latticed partitions, of incombustible material, grillwork, metal grating, expanded metal or fireproofed wood. Where wire grillwork is used,

the wire shall be at least 0.0915 inches in diameter (Number 13 Steel Wire Gage), and the maximum size of mesh shall be 2 inches. Where expanded metal is used, its minimum thickness shall be 0.094 inches (Number 13 United States Gage).

The maximum spacing between vertical bars shall be 1 inch.

#### 4.1.3. Clearance Between Cars and Hoistway Enclosures.

##### 4.1.3.1. Clearance Between Car Platforms and Landing Saddle.

The maximum clearance between the car platform and the landing saddle shall be 3 inches for freight elevators and 2 inches for passenger elevators (except that where the operating rope is located at the side of the platform, this clearance shall not exceed 1 inch).

##### 4.1.3.2. Clearance Between Hoistway Enclosure and Loading Side of Car Platform.

The maximum permissible clearance between a hoistway enclosure and a loading side of the car platform opposite a car entrance shall be 5 inches (except when the doors are installed wholly within the hoistway in which case the maximum permissible clearance shall be 7½ inches).

#### 4.1.4. Overtravel for Hand Elevators.

An overtravel of at least 18 inches shall be provided at the top for hand elevators (except for sidewalk elevators). No overtravel is required at the bottom.

#### 4.1.5. Machine Supports, Loads on Supports and Factors of Safety.

##### 4.1.5.1. Machine Supports.

Machinery and sheaves shall be so supported and held as effectually to prevent any part from becoming displaced. The supporting beams shall be of steel or reinforced concrete. Beams are not required under machinery supported on independent foundations or on the floor of the machine rooms, if such foundation or floor is properly constructed to support the loads.

##### 4.1.5.2. Loads on Supports.

Loads on overhead beams and their supports shall be computed as follows:

The total load on overhead beams shall be assumed as equal to the weight of all apparatus resting on the beams plus twice the maximum load suspended from the beams.

The load resting on the beams shall include the complete weights of machine, sheaves and similar equipment. The load suspended from the beams shall include the sum of the tensions of all cables suspended from the beams.

##### 4.1.5.3. Hanging of Machinery Underneath Supporting Beams.

The hanging of elevator machinery underneath the supporting beams at the top of the hoistway is forbidden (except for idler or deflecting sheaves with their guards and frames, devices for limiting or retarding the car speed and their accessories).

##### 4.1.5.4. Factors of Safety.

The factor of safety for overhead beams and their immediate supporting beams based on the ultimate strength of the material which, if of steel, shall conform to the standard specifications of the American Society for Testing Materials, Designation, A 7-29, the loads being assumed as in 4.1.5.2, *Loads on Supports*, shall be at least the following:

|                              |   |
|------------------------------|---|
| For steel.....               | 4 |
| For reinforced concrete..... | 7 |

#### 4.1.6. Gratings Under Machinery.

A metal grating capable of supporting 50 pounds per square foot shall be installed under the overhead



# RULES

machinery. Openings in such gratings shall reject a ball  $1\frac{1}{2}$  inches in diameter.

## 4.1.7. Thoroughfares Under Elevator Hoistways or Counterweights.

Thoroughfares under hoistways or counterweights are forbidden unless there is a structure under the hoistway or counterweight sufficiently strong to withstand the impact of the car with contract load, or the impact of the counterweight, when either is dropped freely in its guides from the upper limit of overtravel, provided that for cars or counterweights equipped with broken rope safeties and speed retarders, the impact shall be computed for the maximum attainable speed.

## 4.2. Hoistway Guards and Screens.

### 4.2.1. Hatch Covers for Sidewalk Elevators.

Where the top hatch opening of sidewalk elevators is wholly or partially outside the building wall, the hatch covers shall be of the hinged type or the vertically lifting type and shall be capable of sustaining a live load of 300 pounds per square foot. The maximum permissible dimensions of sidewalk openings shall be 5 feet at right angles to and 6 feet parallel to the building line (except by permission of the Borough President). The side of the opening nearest the building shall be 4 inches or less from the building wall (except that where conditions make this impractical this distance may be increased subject to the approval of the Superintendent).

Where hinged type covers are used, the line of the hinges shall be at right angles to the building line. Where the covers open toward any obstruction the space between the fully opened cover and such obstruction shall be at least 18 inches. Where vertical lifting covers are used, there shall be a clearance of at least 2 feet between the cover and any obstruction above it when the elevator is at the top of its overtravel.

Hatch covers shall be self-closing and the fastening or holding open of the covers when the car is away from the top landing is forbidden (except where the hatch opening is in an area inaccessible to the public).

Where the top hatch opening of sidewalk elevators is wholly inside the building wall, hinged or vertically lifting type covers may be used, or doors may be provided complying with 4.3. *Hoistway Doors*. Such doors shall be so arranged that they can only be opened or unlocked from the outside of the hoistway when the car is at the landing.

### 4.2.2. Counterweight Runways Outside of the Hoistway.

Runways for counterweights located outside of the elevator hoistway shall be solidly enclosed throughout their height (except that when the runway is located outside of the building it shall be enclosed to a height of at least 7 feet from the ground).

## 4.3. Hoistway Doors.

### 4.3.1. Automatic Fire Doors Functioning by Heat.

No automatic fire door, the functioning of which is dependent on the action of heat, shall lock any landing opening in the hoistway enclosure of any passenger elevator or any exit leading from any hoistway landing door to the outside of the structure.

### 4.3.2. Protection of Landing Openings.

Landing openings in hoistway enclosures shall be protected by sliding or swing doors complying with the fire resistive requirements for doors in such enclosures.

In addition to such doors landing openings in hoistway enclosures shall be furnished with gates at least 30 inches high which close when the car leaves the landing unless the landing doors are made in two parts, one above the other, the lower part extending at least 30 inches above the floor, and arranged to open only after the upper part has been opened and which must be closed before the top part is closed.

### 4.3.3. Opening of Hoistway Doors.

Hoistway doors of elevators serving more than two floors shall not be openable from the landing side unless:

1. The word "ELEVATOR" is conspicuously displayed on the landing side of the doors, and,
2. Unless the hoistway door is equipped with two spring locks or latches, one of which is at least 6 feet above the floor.

### 4.3.4. Hanger Guards and Stops.

Means shall be provided to prevent hangers for all sliding hoistway doors from jumping the tracks. Stops shall also be provided to prevent the hanger carriage from leaving the ends of the track, or suitable stops may be provided on the door only.

### 4.3.5. Vision Panels.

For elevators which can be operated from outside of the hoistway, hoistway doors may be provided with a vision panel. Such panels shall be of clear wired glass with a maximum area of 80 square inches.

### 4.3.6. Strength of Hoistway Doors.

Hoistway doors shall withstand a force of 75 pounds applied perpendicularly to the door at any point without being sprung from their guides.

### 4.3.7. Size of Hoistway Doors.

Hoistway doors when closed shall guard the full width of the landing openings and shall extend the full height from the landing saddle to the top of the landing opening.

### 4.3.8. Door Counterweight Enclosures.

Door counterweights shall run in metal guides from which they cannot become dislodged, or shall be boxed in. The bottoms of the guides or boxes shall be so constructed as to retain the counterweight if the counterweight rope breaks.

## 4.4. Car Construction and Safeties.

### 4.4.1. Car Construction.

#### 4.4.1.1. Car Enclosures.

Cars (except for sidewalk elevators) shall be enclosed on the top and sides not used for entrance. Enclosures shall be of solid or openwork rigidly braced with steel. Where slats, bars or wire mesh are used, the openings shall reject a ball 2 inches in diameter. Where sheet metal is used, it shall be at least as thick as Number 16 United States Gage. Where wire mesh is used, the wire shall be at least 0.135 inches in diameter (Number 10 Steel Wire Gage). Enclosures shall not deflect more than  $\frac{1}{4}$  inch when a force of 75 pounds is applied perpendicularly to the enclosure at any point. The car enclosure shall be securely fastened to the car platform or frame so that it cannot work loose or become displaced in ordinary service.

Cars for sidewalk elevators shall be enclosed on the sides not used for entrance to the spring of the bow iron but at least 4 feet above the platform. If the enclosure is openwork of bars, slats or wire mesh the openings shall reject a ball 4 inches in diameter. Wire mesh enclosures shall be of wire at least 0.0915 inches in diameter (Number 13 Steel Wire Gage).

#### 4.4.1.2. Materials and Factors of Safety.

Car frames and platforms shall be of metal or sound seasoned wood designed with a factor of safety of at least four for metal or six for wood on the contract load uniformly distributed. The frame members shall be securely bolted and braced.

#### 4.4.1.3. Use of Glass.

The use of glass is forbidden in elevator cars (except to cover certificates, directories, lighting fixtures and appliances necessary for the operation of the car). The maximum size of a piece of glass shall be 1 square foot unless laminated or otherwise shatterproof, but the total area of such glass used in the car in connection with



# RULES

lighting fixtures, whether in one or more pieces, shall be at most 4 square feet.

#### 4.4.1.4. Protection of Cars Operating in Hoistways Outside of Structures.

Elevator cars, operating in hoistways outside of structures, which are enclosed only at the ground landing, shall be protected on the exposed sides by independently operated gates or by self-closing gates.

#### 4.4.2. Car Compartments.

Hand elevator cars upon which persons are permitted to ride shall have only one compartment.

#### 4.4.3. Car Safeties.

If the rise of an elevator exceeds 15 feet it shall be equipped with an approved safety device attached to the under side of the car which will immediately stop and hold the car and contract load, if the suspension means breaks.

#### 4.4.4. Capacity and Loading.

##### 4.4.4.1. Minimum Contract Load of Passenger Elevators.

The contract load of passenger elevators shall be at least 50 pounds per square foot of platform area inside of the car enclosure.

##### 4.4.4.2. Information Plate Required.

A metal plate shall be fastened in a conspicuous place in the elevator car and shall bear the following information, in at least 1/4 inch letters or figures, stamped, etched or raised on the surface of the plate:

1. The contract load of the elevator in pounds.
2. The maximum number of passengers to be carried, based on 150 pounds per person (if a passenger elevator).

##### 4.4.4.3. Tests.

A contract load test of every new hand power elevator as to operation of the car safety, brake and speed retarding devices shall be made before the elevator is placed in regular service.

### 4.5. Guides, Buffers and Counterweights.

#### 4.5.1. Guide Rails.

Car and counterweight guide rails shall be of steel or wood (except that where the car travel exceeds 35 feet and in structures over 150 feet tall, the rails shall be of steel). Joints in steel rails shall be either tongued and grooved or doweled and fitted with splice plates. Joints in wood rails shall be tongued and grooved or doweled and screwed to backing pieces or brackets. Guide rails shall be securely fastened with through bolts, wood screws, or clips of such strength, design and spacing that the maximum deflection of the guide rails and their fastenings under normal operation shall be 1/4 inch or less, particularly where in contact with the guide shoe when the car is at the landing. Guide rails shall withstand the application of the safety when stopping a fully loaded car or the counterweight. The guiding surfaces of the guide rails for elevators requiring safeties shall be finished smooth. Guide rails shall be "bottomed" on suitable supports and extended at the top to prevent guide shoes running off in case the overtravel is exceeded.

#### 4.5.2. Car and Counterweight Buffers.

Car buffers of the spring type or their equivalent shall be installed in the pits of passenger elevators.

Buffers shall be located symmetrically with reference to the center of the car.

#### 4.5.3. Counterweights.

Counterweights shall run in guide rails and shall not be boxed unless incombustible material is used.

Sections of counterweights for passenger elevators, whether carried in frames or otherwise, shall be secured by at least two tie-rods passing through holes in the section. The tie-rods shall have lock nuts at each end. The lock nuts shall be secured by cotter pins.

### 4.6. Machines and Suspension Members.

#### 4.6.1. Machines and Machinery.

##### 4.6.1.1. Brakes Required.

Elevators shall be equipped with a hand brake

operating in both directions of motion or a combined automatic brake and speed retarder operating in both directions of motion (except when motive power is derived through use of a self-locking or non-overhauling worm gear drive).

##### 4.6.1.2. Factors of Safety.

The factors of safety based on the static loads to be used in designing parts of hoisting machines shall be at least eight for wrought iron or steel and ten for cast iron or other materials.

##### 4.6.1.3. Set Screw Fastenings.

The use of set screw fastenings instead of keys or pins is forbidden (except where the connection is not subject to torque).

##### 4.6.1.4. Suspension of Sheaves or Idlers.

The suspension of sheaves or idlers in cast iron stirrups from the under side of the supporting beams is forbidden.

##### 4.6.1.5. Conversion to Power Elevator Forbidden.

Equipping a hand power elevator machine with any means or attachment for applying any other power is forbidden, unless such elevator is permanently and completely converted into a power elevator complying with the requirements for power elevators.

##### 4.6.1.6. Rope Gripping Attachments or Clutch Mechanisms.

The application of power to hand elevators by means of rope gripping attachments or clutch mechanisms is forbidden.

#### 4.6.2. Suspension Members.

##### 4.6.2.1. Suspension Fastening Tag.

A metal tag shall be attached to the suspension fastenings stating the sizes, rated ultimate strength and material of the suspension and the date of its installation.

##### 4.6.2.2. Suspension Members and Factor of Safety.

The number of suspension members for both car and counterweight shall be at least two. Suspension members shall be of iron, steel or marine covered.

The factor of safety used in determining the size of the suspension member shall be at least five, based on the weight of the car and its contract load.

##### 4.6.2.3. Adjustment of Suspension Members.

Suspension members shall be so adjusted that either the car or the counterweight shall bottom before the counterweight or the car strikes any part of the overhead structure.

##### 4.6.2.4. Securing of Suspension Members.

Suspension members secured to a winding drum shall have at least one complete turn of the suspension member around the winding drum when the car or counterweight has reached the extreme limit of its overtravel.

The drum end of cables shall be secured by clamps or sockets inside the drum.

##### 4.6.2.5. Platform Elevators.

Platform elevators shall not be used for passenger service or for a travel of over 15 feet and shall not have a platform area greater than 50 square feet.

## RULE 5. DUMBWAITERS

### 5.1. Hoistway Construction.

#### 5.1.1. Fire Resistive Hoistway Enclosures.

##### 5.1.1.1. Hoistways to Be Fire Resistive.

Hoistway enclosures of dumbwaiters shall comply with Section 373 of Article 18 of Chapter 5 of the Code of Ordinances and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law (except dumbwaiters the travel of which does not exceed one story).



# RULES

## 5.1.1.2. Landing Openings to Be Protected.

Landing openings in a fire resistive hoistway enclosure shall be provided with fire resistive doors, panels or fronts which comply with Section 373 of Article 18 of Chapter 5 of the Code of Ordinances, and, in factory buildings, with Title 3, Sections 261 and 270 of the Labor Law.

## 5.1.2. Use of Non-Fire Resistive Hoistway Enclosures.

### 5.1.2.1. Non-Fire Resistive Enclosures.

Non-fire resistive hoistway enclosures shall be permitted only for dumbwaiters the travel of which does not exceed one story. Where non-fire resistive enclosures are permitted, hoistways for power dumbwaiters shall be enclosed to the full height of the hoistway (except on the sides used for loading or unloading).

### 5.1.2.2. Enclosure of Hoistway Sides Used for Loading and Unloading.

The hoistways of power dumbwaiters shall be enclosed from floor to ceiling (except for the landing opening).

### 5.1.2.3. Materials for Enclosures.

Enclosures shall be building walls, solid or latticed partitions, of incombustible material, grillwork, metal grating, expanded metal or fireproofed wood. Where grillwork is used, the wire shall be at least 0.0915 inches in diameter (Number 13 Steel Wire Gage) and the maximum size of mesh shall be 2 inches. Where expanded metal is used its minimum thickness shall be 0.094 inches (Number 13 United States Gage).

The maximum spacing between vertical bars shall be 1 inch.

### 5.1.2.4. Netting Required on Enclosures.

When either of the following conditions exists, openings in the enclosures shall be covered with a netting of square mesh  $\frac{1}{2}$  inch or less in size made of wire at least 0.0348 inches in diameter (Number 20 Steel Wire Gage):

1. The clearance between the enclosure and any part of the car, counterweight or any sliding landing door is less than 1 inch.
2. The enclosure is grill or open work having openings which will pass a  $\frac{1}{2}$  inch diameter ball, and the openings in the enclosure are less than 6 feet above any landing, stairway, floor or platform.

## 5.1.3. Supports and Factors of Safety.

### 5.1.3.1. Machine Supports.

Machinery and sheaves shall be so supported and held as effectually to prevent any part from becoming displaced. The supporting beams shall be of steel or reinforced concrete (except that where the travel does not exceed four floors or 50 feet, wood beams may be used). Beams are not required under machinery supported on independent foundations or on the floor of the machine rooms, if such foundation or floor is properly constructed to support the loads.

### 5.1.3.2. Loads on Supports.

Loads on overhead beams and their supports shall be computed as follows:

The total load on overhead beams shall be assumed as equal to the weight of all apparatus resting on the beams plus twice the maximum load suspended from the beams.

The load resting on the beams shall include the complete weights of machine, sheaves, controller (if used) and similar equipment. The load suspended from the beams shall include the sum of the tensions of all cables suspended from the beams.

### 5.1.3.3. Factors of Safety.

The factor of safety for overhead beams and

their immediate supporting beams, based on the ultimate strength of the material which, if of steel, shall conform to the standard specifications of the American Society for Testing Materials, Designation A 7-29, the loads being assumed as in 5.1.3.2, *Loads on Supports*, shall be at least the following:

|                              |   |
|------------------------------|---|
| For steel.....               | 4 |
| For reinforced concrete..... | 7 |
| For timber.....              | 9 |

## 5.1.4. Thoroughfares Under Dumbwaiters and Their Counterweights.

Thoroughfares under hoistways of dumbwaiters or their counterweights are forbidden unless there is a structure under the hoistway sufficiently strong to withstand, without injury, the impact of the car with contract load, or the impact of the counterweight, when either is dropped freely in its guides from the upper limit of overtravel; provided that, for cars or counterweights equipped with governor operated safeties, the impact shall be computed for governor tripping speed.

When broken rope safeties are used, the impact shall be computed for a free drop of the car from one-third of its travel.

## 5.1.5. Counterweight Runway Enclosures.

Runways for counterweights located outside of the dumbwaiter hoistway shall be solidly enclosed throughout their height (except that when the runway is located outside of the structure it shall be enclosed to a height of at least 7 feet from the ground).

## 5.1.6. Cable Enclosures.

Where cables of power dumbwaiters pass through floors outside the hoistway enclosures, such cables shall be guarded to a height of at least 6 feet from each floor with a standard power transmission guard. Floor openings shall be not greater than necessary for the free passage of the cables.

## 5.2. Landings.

### 5.2.1. Doors at Dumbwaiter Landings.

#### 5.2.1.1. Doors Required on Dumbwaiter Landing Openings.

Landing openings in power dumbwaiter enclosures and in fire resistive enclosures for hand power dumbwaiters shall be equipped with doors.

#### 5.2.1.2. Doors at Power Dumbwaiter Landings.

Hoistway doors for power dumbwaiters shall be equipped with electric contacts and locks which will prevent the operation of the machine while any hoistway door is open and prevent the opening of the door unless the car is at a landing.

## 5.3. Dumbwaiter Construction.

### 5.3.1. Car Construction.

#### 5.3.1.1. Strength and Stiffness.

Dumbwaiter cars shall be of such strength and stiffness that they will not deform appreciably if the load leans or falls against the sides of the car.

#### 5.3.1.2. Materials and Construction.

Cars shall be made of wood, fireproofed wood or metal, reinforced at the point of suspension.

Metal cars, if sectional, shall be rigidly riveted, welded or bolted together. Cars may be provided with hinged, removable or movable shelves and, also, may have such other sectional parts as are desired.

#### 5.3.1.3. Allowable Loads.

Dumbwaiter cars, machines and suspension means shall at least be capable of sustaining the contract load.

Cars having a platform area of 4 square feet or more shall be capable of sustaining the loads given in the following table, but the motive power may be insufficient to raise the structural capacity load:



# RULES

| Minimum Allowable Dumbwaiter Capacities<br>Corresponding to Effective Platform Area<br>Horizontal Area in<br>Square Feet | Structural Capacity in<br>Pounds |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 4                                                                                                                        | 100                              |
| 5                                                                                                                        | 150                              |
| 6.25                                                                                                                     | 300                              |
| 9                                                                                                                        | 500                              |

## 5.3.1.4. Information Plate.

A metal plate bearing the name of the manufacturer and the contract load shall be placed in a conspicuous place in the dumbwaiter car and on the machine.

## 5.3.2. Dumbwaiter Machines.

### 5.3.2.1. Fastenings and Factors of Safety.

Dumbwaiter machines shall be securely fastened to their supports. The factors of safety, based upon the ultimate strength of the material, and the contract load plus the weight of the car, suspension means, counterweights, and similar apparatus to be used in the design of dumbwaiter machines shall be at least six for steel and nine for cast iron or other materials. The use of set screw fastenings in place of keys or pins is forbidden (except where the connection is not subject to torque).

### 5.3.2.2. Suspension of Sheaves or Idlers.

The suspension of sheaves or idlers in cast iron stirrups from the under side of the supporting beam is forbidden.

## 5.3.3. Guides.

### 5.3.3.1. Material for Guides.

Guides shall be of wood or metal (except that metal guides shall be used where the travel exceeds four floors or 50 feet and in structures over 150 feet tall).

### 5.3.3.2. Fastenings and Joints of Guides.

Guides shall be rigidly secured to the hoistway and the joints of metal guides either tongued and grooved or doweled and fitted with splice plates. Joints in wood guides shall be tongued and grooved or doweled and screwed to backing pieces or brackets.

One set of guides may be used for both the car and the counterweight.

## 5.3.4. Counterweights.

Counterweights for hand dumbwaiters and for power dumbwaiters with a contract load of less than 100 pounds and a contract speed of less than 100 feet per minute, if sectional, shall be carried in suitable frames.

Sections of counterweights for power dumbwaiters having a capacity exceeding 100 pounds or a speed exceeding 100 feet per minute, shall be secured by at least two tie-rods passing through holes in all sections, unless suitable counterweight frames or boxes are provided. The tie-rods shall have lock nuts at each end. The lock nuts shall be secured by cotter pins.

## 5.3.5. Suspension Means.

### 5.3.5.1. Required Suspension Means.

Suspension means for hand dumbwaiters may be of hemp.

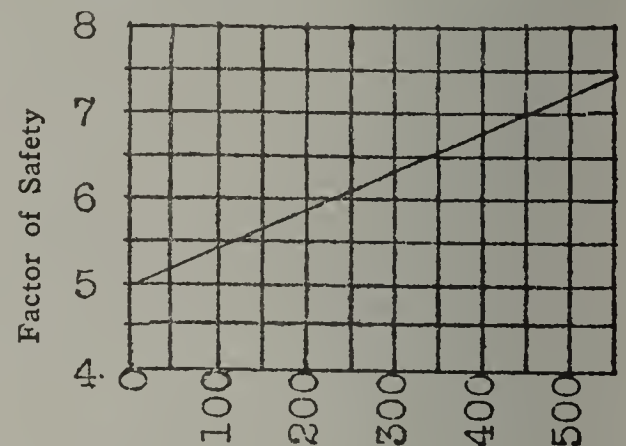
Suspension means for power dumbwaiters shall be of metal and where exposed to corrosion shall be provided with a suitable protective covering. Suspension means may consist of a single member.

### 5.3.5.2. Factor of Safety.

The minimum factor of safety of the suspension means for power dumbwaiters shall be at least the values given in the following figure corresponding to the contract speed of the car.

The minimum factor of safety of suspension means for hand power dumbwaiters shall be five.

The minimum factor of safety for tapes shall be 25 per cent greater than that given in the following figure:



Contract Speed (Feet per Minute)

FIG. 7. FACTOR OF SAFETY

## 5.3.5.3. Number and Size of and Computed Load on Suspension Means.

The number and size of the suspension means shall be determined by using the factor of safety found in 5.3.5.2, *Factor of Safety*, and the rated ultimate strength of the suspension means. The computed load on the suspension means shall be the sum of all suspended weights, plus the contract load.

## 5.3.5.4. Lengthening or Repairing of Suspension Means by Splicing Forbidden.

Lengthening or repairing the car or counterweight suspension means of dumbwaiters by splicing is forbidden.

## 5.3.5.5. Securing of Winding Drum Ends of Suspension Means.

The winding drum ends of the car and counterweight suspension means shall be secured by clamps or sockets inside the winding drum.

Suspension means secured to a winding drum shall have at least one turn on the winding drum when the car or counterweight has reached the extreme limit of its overtravel.

## 5.4. Speed, Control and Safeties for Power Dumbwaiters.

### 5.4.1. Speed and Control.

#### 5.4.1.1. Maximum Speed for Dumbwaiters Controlled by Hand Ropes.

The maximum permissible speed for power dumbwaiters controlled by hand ropes shall be 50 feet per minute.

#### 5.4.1.2. Guards Required.

Guards which will keep the ropes on the sheaves shall be installed unless means are used to maintain the hand ropes in proper tension automatically.

#### 5.4.1.3. Brakes Required.

Power dumbwaiters (except hydraulic dumbwaiters) shall be equipped with brakes which are automatically applied when the power is cut off the motor.

### 5.4.2. Slack Cable Devices Required.

Power dumbwaiters operated by winding drum machines, shall be provided with a slack cable device which will cut off the power and stop the machine if the car is obstructed in its descent.

### 5.4.3. Terminal Stops.

Power dumbwaiters shall be provided with means, independent of manual operation, to stop the car automatically at each terminal within the limits of overtravel.



# RULES

## RULE 6. ESCALATORS

### 6.1. Escalator Construction.

#### 6.1.1. Angle of Inclination.

The maximum angle of inclination of an escalator shall be 30 degrees from the horizontal.

#### 6.1.2. Width of Escalators.

The width of an escalator shall be measured between the balustrading at a vertical height of 24 inches above the nose line of the treads.

Escalators shall be between 22 and 48 inches wide.

Escalators wider than 29 inches shall have a horizontal tread formation.

#### 6.1.3. Balustrading.

##### 6.1.3.1. Form and Changes in Width of Balustrade.

Escalators shall be provided on each side with "solid balustrading." On the escalator side the balustrading shall be smooth, without depressed or raised paneling or molding. Glass panels in balustrading are forbidden.

Abrupt changes in the width between the balustrading on the 2 sides of the escalator are forbidden. Should any change in the width be necessary, the maximum change shall be 8 per cent of the greatest width.

In changing from the greater to the smaller width the maximum change in the direction of the balustrading shall be 15 degrees from the line of the escalator travel.

##### 6.1.3.2. Handrail Required.

Each balustrading shall be equipped with a handrail moving at the same speed and in the same direction as the travel of the escalator.

#### 6.1.4. Treads and Landings.

Escalator treads and landings shall be of material affording secure foothold such as wood and material used for "safety treads." If the landing is of concrete, it shall have edge insertions of metal, wood or other material to prevent slipping.

#### 6.1.5. Strength of Trusses or Girders.

##### 6.1.5.1. Factor of Safety.

The factor of safety to be used in the design of escalator trusses or girders shall be at least 5, based on the static loads.

##### 6.1.5.2. Design of Trusses or Girders.

The escalator truss or girders shall be so designed that it will safely retain the steps and running gear in case of failure of the track system to retain the running gear in its guides.

#### 6.1.6. Track Arrangement.

The track arrangement shall be designed to prevent the displacement of the treads and running gear if the tread chain breaks.

#### 6.1.7. Capacity and Loading.

The contract load on an escalator 24 inches or less in width shall be computed by the following formula:

$$\text{Contract load} = 110 A$$

The contract load on an escalator between 24 and 48 inches wide shall be computed by the following formula:

$$\text{Contract load} = 4.6 W A$$

In these formulae W is the width of the escalator in inches and A is the horizontal projected length in feet of the exposed treads. The contract load shall be expressed in pounds.

### 6.2. Safety Requirements for Escalators.

#### 6.2.1. Limits of Safety.

The maximum permissible speed of an escalator measured along the angle of inclination shall be 125 feet per minute, (except that if the line of entrance and exit is not in the vertical plane of travel, the maximum permissible speed shall be 100 feet per minute).

#### 6.2.2. Application of Power.

Escalators shall be driven by individual electric motors. Two or more escalators placed side by side and operated as a single unit may be driven by one motor.

Chains shall have a factor of safety of at least 10 (except where the chain is composed of cast steel links thoroughly annealed, when the factor of safety shall be at least 20).

#### 6.2.3. Escalator Safeties.

##### 6.2.3.1. Brakes Required.

Every escalator shall be provided with an electrically released, mechanically applied brake which shall stop the escalator automatically when the power is interrupted from any cause.

##### 6.2.3.2. Emergency Stop Button or Switch.

An emergency stop button or other type of switch accessible to the public shall be conspicuously located at the top and bottom of each escalator landing.

The operation of either one of these buttons or switches shall open the power circuit, apply the brake and stop the escalator. It shall be impossible to start an escalator by means of these buttons or switches.

These buttons or switches shall be marked "ESCALATOR STOP BUTTON OR ESCALATOR STOP SWITCH."

Where starting buttons or switches are accessible to the public they shall be either of the key-operated type or they shall be enclosed in a box provided with a lock and key.

##### 6.2.3.3. Safety Mechanisms on Ascending and Reversible Escalators.

Escalators operating in the ascending direction shall be equipped with a safety mechanism so that in case of accidental reversal of the escalator the power shall be shut off, the brake applied and the escalator stopped. On a reversible escalator this safety mechanism shall be arranged to be inoperative when the escalator is descending and operative when the escalator is ascending.

##### 6.2.3.4. Escalator Safety Mechanism Operative.

Escalators shall be provided with a safety mechanism which will open the power circuit, apply the brake and bring the escalator to a gradual stop, in case the speed exceeds the normal running speed by 40 per cent.

##### 6.2.3.5. Safety Device to Operate When Tread Chains Break.

Escalators shall be provided with a safety device to open the power circuit, apply the machine brake, and bring the escalator to a gradual stop, in case the tread chain or chains break.

##### 6.2.3.6. Retention of Tension Weights.

Where escalators are equipped with tightening devices operating by means of tension weights, provision shall be made to retain these weights in the escalator truss in case the weights should fall.

##### 6.2.3.7. Polyphase Alternating Current Motors.

Each escalator operated by a polyphase alternating current motor shall be provided with a device which will prevent starting the motor while

(1) The phase rotation is in the wrong direction, or

(2) There is a failure of any phase.

#### 6.2.4. Machine Room Lights and Access.

##### 6.2.4.1. Lighting Required.

Suitable lights which can be lighted without passing over or reaching over any part of the machinery shall be provided in every escalator machine room.



# RULES

## 6.2.4.2. Access to Interior of the Escalator.

Reasonable access to the interior of the escalator shall be provided for inspection and maintenance.

## 6.2.5. Marking of Escalators.

Each escalator shall be marked by the manufacturer with the contract load and speed for which that size and type has been tested and approved in accordance with 8.3, *Escalator Tests*. Such marking shall be accepted in lieu of actual load tests made on each escalator installation.

## 6.2.6. Tests and Approvals of Escalators.

Before any escalator of any contract load and type is put in service an escalator of the same load and type shall have been tested by the Superintendent either when installed in a structure or in the manufacturer's shop with contract loads on the basis of the engineering tests listed in 8.3, *Escalator Tests*.

Each escalator installation shall be tested in the field without load in accordance with 8.3, *Escalator Tests*.

## RULE 7. INSPECTION, MAINTENANCE AND OPERATION

### 7.1. Inspection and Maintenance.

#### 7.1.1. Responsibility.

##### 7.1.1.1. Responsibility of Owner.

The owner shall be responsible for the safe operation and proper maintenance of the elevator, escalator or dumbwaiter after it has been put in service and has been approved by the Superintendent.

##### 7.1.1.2. Responsibility for Inspection and Maintenance.

The owner or his duly appointed agent shall cause periodic inspections to be made and shall maintain all parts of the elevator, escalator or dumbwaiter installation in proper working order in accordance with these Rules.

#### 7.1.2. Inspection.

At least quarterly hoistway doors, car gates, interlocks, contacts, control apparatus, controller, automatic stop, limit stops, car and counterweight cables, "safeties," guide rails, buffers, elevator machines and the lighting of the car and of the machine room, in passenger and freight elevator installations, shall be thoroughly inspected by the Superintendent.

At least once in 3 years plunger shoes, by-passes and piston rods of hydraulic elevators shall be exposed and thoroughly cleaned by the owner and inspected by the Superintendent.

At least once in 3 years pressure and discharge tanks of hydraulic elevators shall be thoroughly cleaned by the owner and internally inspected by the Superintendent.

Car safeties shall be periodically inspected to determine the condition of the sliding surfaces and the working parts. Tests of safeties shall be made at least once a year. Governor controlled safeties shall be tested at the lowest operating speed and with 50 per cent of the contract load. Broken rope instantaneous type safeties may be tested without load.

#### 7.1.3. Maintenance.

Cables, guides and all parts of machinery shall be kept well lubricated. The oil in bearings and gear casings shall be renewed every 6 months.

Pressure tanks of hydraulic elevators shall be tested at least once every 3 years with hydrostatic pressure 50 per cent in excess of the maximum working pressure.

#### 7.1.4. Care of Installation.

Elevator hoistways and pits shall be kept clean. Accumulation of rubbish in or use of elevator pits for storage is forbidden.

Material not a permanent part of the elevator equipment shall be kept off the top or cover of an elevator car.

Substitution of any wire or current carrying device for the proper fuse or circuit breaker in an elevator circuit is forbidden.

Freight elevators shall have legible signs posted in the car and at each landing prohibiting unauthorized persons from riding in or on the elevator car.

The water level in the pressure tank of a hydraulic elevator shall be maintained at 2/3 of the capacity of the tank.

### 7.2. Qualifications and Duties of Operators.

#### 7.2.1. Qualifications of Operators.

Operators shall be at least 18 years of age, free from serious physical or mental defects and selected with consideration of their ability to perform their duties in a careful and competent manner.

#### 7.2.2. Training of Operators.

Sufficient previous experience or training under the direction of a competent instructor shall be required before a new operator is placed in charge of a passenger elevator.

#### 7.2.3. Instructions to Operators.

Operators shall be instructed:

1. To be sure the control mechanism is in the "STOP" position before closing the service switch.
2. To report any defects promptly to the person in charge.
3. Not to make any repairs, adjustments or replacements.
4. To carry no passengers or freight while inspections, repairs or adjustments are in progress and to operate the car only in response to directions from the inspector or person in charge. To move the car when anyone is in the pit or on top of the car only as they may direct.
5. Not to ride in the elevator nor allow others to ride while a safe or other heavy object in excess of the rated capacity of the elevator is being carried.
6. That the use of any hand elevator for carrying safes or other concentrated loads greater than the normal rated capacity of the elevator is forbidden.
7. That hoistway doors shall always be locked in the closed position and car doors or gates closed before the car is started.
8. To keep car gates or doors, if any, closed while running, and where no car gates or doors are provided to keep passengers away from the open edge of the car platform.
9. To limit the number of passengers to the rated capacity of the car and to prevent crowding.
10. Not to reverse the control suddenly, but to stop before reversing.
11. To move the control mechanism to the "STOP" position on approaching a terminal landing without waiting for the terminal stopping device to come into action.
12. To move the control mechanism to the "STOP" position and start the car in the usual manner upon return of the power, if the power goes off while the car is in motion.
13. To stay on the car if the car refuses to stop because the car will be stopped by the application of the safeties if it attains excessive speed of descent or by the automatic terminal stops at either end of the hoistway.
14. To call for the person in charge and to operate the machine only at his direction if the car should stop suddenly.
15. To return the control to the "STOP" position if the car fails to start. To remove part of the load and try the controller if the car is apparently overloaded. If the car fails, to return the controller to



# RULES

the "STOP" position and to notify the engineer or other qualified person.

16. To lock the hand-rope on hand-rope controlled cars before allowing freight to be loaded or unloaded.
17. To familiarize themselves with the emergency devices, understand their function and know how to operate them.
18. Never to leave the car in the ordinary course of operation nor leave the control mechanism operative, unless the landing door is closed and locked and the car gate or door is closed.
19. Always to leave a hydraulic elevator operated by a lever at the lower landing with the lever in the position for down motion.

## 7.3. Carrying of Freight or Passengers on Top of Elevator Cars.

The carrying of freight or passengers on top of elevator cars is forbidden.

## RULE 8. TESTS AND APPROVALS

### 8.1. Tests of Interlocks.

Hoistway-door interlock devices shall be examined with respect to their proper performance of the prescribed functions at temperatures 100 degrees Fahrenheit (56 degrees Centigrade) above or below the temperature at which the device is adjusted. Where the functioning of any such device might be affected by a change of temperature, and coefficients of thermal expansion of the affected parts are known or measured, the effect of temperature may be computed and tests need not be carried out at more than one temperature.

For interlocks employing a single switch operated by wire or tape to protect several hoistway doors, the switch shall be marked with the physical properties of the wire or tape used, and the certificate of approval shall cover the allowable maximum length of tape or wire of a given material which may be used with the device.

Where the coefficient of expansion might adversely affect the performance of the interlock, the use of Invar or similar alloys with a low coefficient of expansion is recommended. The coefficient of expansion of Invar is approximately 1/28 that of steel.

Interlocks shall have electrical parts connected in series in a circuit in which 2 amperes is flowing from a source of 220 volts direct current. During the tests 8.1.1, *Endurance Test*; 8.1.3, *Tests in Moist Atmosphere*; and 8.1.4, *Tests Without Lubrication*, the electrical circuit shall be closed, but shall not be broken at the contact within the device on each cycle of operation.

A separate device shall be used in each of tests 8.1.1, *Endurance Test*; 8.1.3, *Tests in Moist Atmosphere*; and 8.1.4, *Tests Without Lubrication*.

#### 8.1.1. Endurance Test.

The interlock device with initial lubrication and adjustment only shall complete 100,000 cycles of operation without failure of any kind and without evident indications of approaching failure. If an interlocking device is not a complete and separate unit for each hoistway door, but includes any part which is common to the interlock operation of more than one hoistway door, that portion of the device shall complete 400,000 additional cycles of operation (or a total of 500,000) without failure of any kind and without evident indication of approaching failure.

#### 8.1.2. Current Interruption Test.

1,000 cycles of operation shall be performed by the device used in 8.1.1, *Endurance Test*, while making and breaking the circuit at the contact within the device with a resistance-loaded circuit.

#### 8.1.3. Tests in Moist Atmosphere.

Preliminary to this test the device is to be given a wearing-in run of 10,000 cycles of operation fully lubri-

cated. The interlocking device (except self-lubricating bearings and bearings of a type not requiring frequent replacement of lubricant) shall be taken apart and freed of lubricant by washing in gasoline. The device shall after reassembling be subjected continuously in a closed hoistway to an atmosphere saturated with a 3½ per cent solution of sodium chloride for 72 consecutive hours (being operated for only 10 consecutive cycles at the end of each of the first two 24-hour periods) and allowed to stand exposed to the air for an additional 24 hours, and shall not fail in a manner to create an unsafe condition. After having been lubricated it shall then without adjustment and without further attention complete 15,000 cycles of operation without failure of any kind.

#### 8.1.4. Tests Without Lubrication.

Preliminary to this test the device is to be given a wearing-in run of 10,000 cycles of operation fully lubricated. The interlocking device shall then be taken apart and all bearings (except self-lubricating bearings and bearings of a type not requiring frequent replenishment of lubricant) freed of lubricant by washing in gasoline, and shall after reassembling without other attention than the usual initial adjustment (that is, without adjustment especially made to meet the conditions of this particular test) and without further attention, complete 25,000 cycles of operation without failure of any kind or without evident indication of approaching failure.

#### 8.1.5. Misalignment Test.

The device shall operate successfully when the car has been displaced horizontally from its normal position;—that is, the one in which it was when the device was installed,—successively as follows:

- (1) In a direction perpendicular to the edge of the landing

Backward ¼ inch

Forward ¼ inch

- (2) In a direction parallel with the edge of the landing

To the right ¼ inch

To the left ¼ inch

For horizontal sliding doors the device shall operate successfully,

- (3) When the bottom of the hoistway door has been displaced horizontally from its normal position in a direction perpendicular to the edge of the landing

Backward ¼ inch

Forward ¼ inch

- (4) When the top of the hoistway door has been displaced horizontally from its normal position in a direction perpendicular to the edge of the landing

Backward ⅛ inch

Forward ⅛ inch

#### 8.1.6. Insulation Test.

Insulation of electrical parts shall be tested with a 60 cycle effective voltage twice the rated voltage plus 1,000 volts, applied for one minute.

## 8.2. Tests of Buffers.

Each type and size of oil buffer shall be subjected to the following tests as described below:

1. Retardation Test.
2. Oil Leakage Test.
3. Churning Test.
4. Plunger-Return Test.
5. Test for Lateral Movement of Plunger.

#### 8.2.1. Retardation Test.

The buffer shall be installed upon a suitable foundation so that the axis of the cylinder is vertical. It shall be filled with oil provided by the manufacturer.

An elevator car of suitable size shall be dropped from 2 different heights as specified below, freely in its guides, upon the buffer. The method shall be as follows:

The travel of the car after it comes in contact with the plunger, and of the plunger for its entire stroke, shall be recorded on a drum chronograph. The error in the time readings of the chronograph shall not exceed 0.005 sec-



# RULES

onds. The peripheral speed of the drum shall be approximately that of the car at the instant of impact. Pressure-travel or pressure-time records shall be taken simultaneously.

From the time-travel curve the velocity and the retardation of the car shall be computed, and plots made of the car travel, car velocity and car retardations, together with the pressure-time curve. Copies of each curve shall be furnished the manufacturer.

## SCHEDULE OF DROPS

| Test drop in inches bottom of car to striker or top of buffer.                                             | Total load in pounds (weight of car plus loading).                                                                    |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| A S (the effective stroke of the buffer in inches).                                                        | 1. Manufacturer's rated minimum.<br>2. Manufacturer's rated maximum.<br>3. 110 per cent manufacturer's rated maximum. |
| B Buffer stroke under 24 inches..... .51S<br>24 inches to 30 inches ..... .56S<br>Exceeding 30 inches .64S | 1. Manufacturer's rated minimum.<br>2. Manufacturer's rated maximum.<br>3. 110 per cent manufacturer's rated maximum. |

No acceleration peak having a duration greater than 1/25 second shall exceed 2½ times gravity (80½ feet per second per second) for tests A-1 and A-2 and B-1 and B-2. Results of A-3 and B-3 shall be recorded for the purpose of examination to detect any abnormal performance. Upon completion of tests no part of the buffer shall show any deformation or injury.

### 8.2.2. Oil Leakage Test.

The oil leakage test shall be made simultaneously with the retardation tests. The oil level in the buffer when filled prior to test shall be carefully marked. At the completion of the 6 drops (3 different loads at each of 2 speeds), the buffer shall be allowed to stand one-half hour to permit the return of the oil to the reservoir and to permit the escape of any entrained air, after which the oil level shall again be measured. The oil level at the completion of these tests should be unchanged, and shall in any case be less than 1/16 inch lower than the level at the start of the test for each foot of buffer stroke.

### 8.2.3. Churning Test.

In the churning test the time of the buffer stroke after the car has dropped a distance equivalent to the stroke of the buffer shall be determined either from the chronograph record or by means of an automatic timer. Any automatic timing device shall be accurate, having the minimum possible lag, and be capable of being read to 0.01 seconds.

The car shall then be run on to the buffer with cables attached at approximately one-half the velocity used in retardation test B at intervals of one minute until 10

such strokes have been made. The oil shall then be examined for form. No oil foam shall appear on the outside of the buffer following this test. Upon completion of the 10 strokes at one-half speed another free-fall equivalent to the buffer stroke shall be made immediately and the time of the stroke taken. The time of this second free-fall test shall be at least 75 per cent of that of the drop test made prior to the churning.

### 8.2.4. Plunger-Return Test.

In the buffer test the buffer shall not stick on the return stroke after removal of the load. In case of sticking the manufacturer shall submit either a duplicate buffer or a new pressure cylinder and piston upon which equipment a second test shall be run. If sticking again results, the buffer shall be rejected.

### 8.2.5. Test for Lateral Movement of the Plunger.

With the buffer casing clamped or otherwise securely fastened to a firm base the lateral movement of the top of the plunger shall be accurately measured, the plunger head being moved from its extreme right to the extreme left in a vertical plane. This total movement shall be divided by 2 to determine the movement from the vertical position. The maximum permissible movement from the vertical shall be 1/16 inch per foot of buffer stroke.

## 8.3. Escalator Tests.

Each size and type of escalator shall be subjected to the following tests with contract load:

### 8.3.1. Speed Tests.

The application of the overspeed safety device shall be obtained by causing the escalator to travel at the governor tripping speed as specified in 6.2.3.4, *Escalator Safety Mechanism Operative*. With escalators driven by alternating current motors the governor may be tripped by hand with the escalator traveling at its normal rate of speed.

### 8.3.2. Reversal Tests.

The application of the reversal safety device required by 6.2.3.3, *Safety Mechanisms on Ascending and Reversible Escalators*, shall be made by releasing the machine brake and operating the escalator by hand in the reverse direction.

### 8.3.3. Broken Chain Tests.

The application of the broken chain safety device required by 6.2.3.3, *Safety Mechanisms on Ascending and Reversible Escalators*, shall be obtained by operating the safety by hand.

### 8.3.4. Miscellaneous Safety Devices.

Tests of the machine brake and emergency stop buttons or switches shall be made to determine whether they function properly.

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# RULES

## AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, ETC.

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924; May 5, 1931, and November 10, 1931.

[693-20-SR]

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place

them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of an approved circulating type. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an approved circulating system shall be installed.

## RESERVE CALENDAR

### BOARD OF STANDARDS AND APPEALS.

#### *Administrative Applications.*

1029-27-A—39 Fifth avenue, Manhattan.  
1030-27-A—13-16 Central Park West, Manhattan.  
1031-27-A—20-28 West 72nd street, Manhattan.  
1032-27-A—242-248 West 76th street, Manhattan.  
726-30-A—46 West 98th street, Manhattan.

#### *Appliances Submitted for Approval.*

610-22-SA—Crocker Gas Valve, approval of.  
799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
124-23-SA—Master Gas Shut-Off Valve, approval of.  
125-23-SA—Packless Gas Shut-Off Valve, approval of.  
127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
297-23-SA—"Automatic" Deluge Valve, approval of.  
443-23-SA—Automatic Gas Shut-Off, approval of.  
325-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).  
1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1264-25-SA—Koerting Gear Pump, approval of.  
187-27-SA—Keenan Gas Shut-Off Valve, approval of.  
337-27-SA—Leader Gas Shut-Off Valve, approval of.  
814-27-SA—Elkhart Flush Type Siamese, approval of.  
1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.  
213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.  
712-28-SA—Alert Gas Shut-Off Valve, approval of.  
958-28-SA—N. D. T. Fire Gong Control Panels, approval of.  
42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.  
210-29-SA—A Diamond "S" 250 lbs. 2½-inch Angle Globe Water Hose Valve, approval of.  
380-29-SA—Kennedy 2½-inch Hose Outlet Valve, Type "A," approval of.  
195-30-SA—Simplex Water Pressure Reducing Valve, approval of.  
260-30-SA—Scranton Steam Pumps, approval of.  
359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.

568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.  
624-30-SA—Sunway Oil Burner, approval of.  
730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.  
32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.  
40-31-SA—Petro Oil Burner, Models D-10 to D-15, approval of.  
125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.  
137-31-SA—Can't Pull Anti-Syphon Trap, approval of.  
198-31-SA—Silent Champion Oil Burner, Model D, approval of.  
224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.  
250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.  
251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.  
345-31-SA—Silent Glow Oil Burner, Model 1000, approval of.  
348-31-SA—S. A. Ghapco Steam Generator, approval of.  
354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.  
396-31-SA—Schwarze Single Stroke Bells for Fire Alarm Duty, No. 37-A and No. 37-D, approval of.  
420-31-SA—Delco Heat Oil Burner, approval of.  
425-31-SA—Leader Oil Burner, approval of.  
437-31-SA—Goulds Rotary Oil Pump, approval of.  
438-31-SA—Quigley No. 10 Low Pressure Oil Burner, approval of.  
444-31-SA—Goodrich Oil Burner, Models G-0, G-1, G-2 and G-3, approval of.  
451-31-SA—Petro Model T Oil Burner, approval of.  
452-31-SA—Petro Model W Oil Burner, approval of.  
463-31-SA—Silent-Auburn Fuel Oil Burner, Models A, B and C, approval of.  
470-31-SA—Todd Spiro Burner, approval of.  
479-31-SA—Bettendorf High Pressure Oil Burner, approval of.  
513-31-SA—Autopulse Electric Oil Pump, Model 600, approval of.  
520-31-SA—Gilbert & Barker Junior Flexible Flame Domestic Oil Burner, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to November 11, 1931.....   | 544  |
| Restored to calendar.....                  | 94   |
| MISCELLANEOUS APPLICATIONS.                |      |
| Requests to reopen.....                    | 281  |
| Requests to amend.....                     | 13   |
| Requests for modification.....             | 92   |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 52   |
| Requests for extension of permit.....      | 5    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 12   |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 2    |
| Total .....                                | 1517 |
| Disposed of .....                          | 1144 |
| Cases pending November 11, 1931.....       | 373  |

## DISPOSITION OF CASES.

|                                                     |     |
|-----------------------------------------------------|-----|
| Withdrawn .....                                     | 90  |
| Dismissed .....                                     | 34  |
| Denied .....                                        | 130 |
| Granted .....                                       | 331 |
| Granted on condition.....                           | 52  |
| Appliances approved .....                           | 27  |
| Appliances dismissed, disapproved or withdrawn..... | 6   |
| Rules approved.....                                 | 1   |
| Rules disapproved, rescinded or withdrawn.....      |     |

## MISCELLANEOUS ACTIONS.

|                                                  |      |
|--------------------------------------------------|------|
| Requests to reopen granted.....                  | 229  |
| Requests to reopen denied.....                   | 48   |
| Requests to amend granted.....                   | 13   |
| Requests to amend denied.....                    | 0    |
| Requests for modification granted.....           | 70   |
| Requests for modification denied.....            | 22   |
| Requests to rescind granted.....                 | 4    |
| Requests to rescind denied.....                  | 0    |
| Requests for extension of time granted.....      | 51   |
| Requests for extension of time denied.....       | 1    |
| Requests for extension of permit granted.....    | 4    |
| Requests for extension of permit denied.. ..     | 1    |
| Requests to install granted.....                 | 0    |
| Requests to install denied.....                  | 1    |
| Plans approved.....                              | 12   |
| Plans disapproved.....                           | 0    |
| Administrative requests granted.....             | 0    |
| Administrative requests denied or withdrawn..... | 0    |
| Interpretations .....                            | 2    |
| Requests withdrawn or dismissed.....             | 4    |
| Total .....                                      | 1144 |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First.* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second.* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third.* That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth.* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth.* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth.* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1931.



352.05  
NEW

Mun. Ref.

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI      Subscription \$2.50 a year      NOVEMBER 24, 1931      Single Copies, 5 cents By mail, 7 cents      No. 47

### DIRECTORY

BOARD OF STANDARDS AND APPEALS  
HENRY L. CONNELL  
Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE  
ASSISTANT CHIEF JOHN J. McELGOTT  
WILLIAM J. O'GORMAN, *Secretary*  
EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.  
TELEPHONE—WORTH 2-0184.  
OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.  
*All communications should be addressed to the chairman of the board*

### CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Special Meeting, November 12, 1931, 10 A. M.
- Minutes of Special Meeting, November 12, 1931, 2 P. M.
- Minutes of Special Meeting, November 12, 1931, 4 P. M.
- Minutes of Regular Meeting, November 17, 1931, 10 A. M.
- Minutes of Regular Meeting, November 17, 1931, 2 P. M.
- Amendment to Plumbing Rules.
- Notice of Public Hearing on Proposed Amendments to Fuel Oil Rules.
- Fire Drill Rules.
- Reserve Calendar.
- Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.  
Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, November 24, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, December 1, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman.*



# CALENDAR

## DOCKET.

*New Cases Filed up to November 18, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                       |                  |
|-----------------|--------------------|-----------------------------------------------------------------|------------------|
| 553-31-A.....   | F.D.....           | 30 Hamilton pl., Man.,                                          | F-61327          |
| 552-31-BZ.....  | B.B.B....          | 7504 Sixth ave., Bklyn.,                                        | Applic. 13548-31 |
| 551-31-A.....   | F.D.....           | 472 Broadway, Man.,                                             | F-89137          |
| 550-31-BZ.....  | B.B.B....          | 2838-2846 W. 2nd st., Bklyn.,                                   | Applic. 13583-31 |
| 549-31-BZ.....  | B.B.B....          | 4022-4032 New Utrecht ave., Bklyn.,                             | Applic. 14115-31 |
| 548-31-SA.....  | F.D.....           | National Airoil, Type D-R, Rotary Oil Burner, Appliance         |                  |
| 547-31-BZ.....  | B.B.Q....          | Northeast corner of Northern blvd. & 244th st., Douglaston, Q., | N. B. 5140-31    |
| 546-31-A.....   | F.D.....           | 23-25 E. 26th st., Man.,                                        | F-89723          |
| 545-31-BZ.....  | B.B.Bx...          | Southwest corner of Webster ave. & Rockwood st., L. I. C., Q.,  | N. B. 4505-31    |

*Restored to Calendar.*

|                |           |                            |                        |
|----------------|-----------|----------------------------|------------------------|
| 774-20-BZ..... | B.B.M.... | 130-132 E. 41st st., Man., | N. B. Applic. 435-1920 |
|----------------|-----------|----------------------------|------------------------|

## CODE.

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, NOVEMBER 24, 1931, AT 2 P. M.**

*Building Zone Cases.*

|              |                                                                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 231-31-BZ.   |                                                                                                                                                                 |
| APPLICANT—   | McCoey & Conroy, for Mary De Luca, owner.                                                                                                                       |
| PREMISES—    | East side of 101st street, 146 ft. south of Liberty avenue, Ozone Park, Borough of Queens.                                                                      |
| APPLICATION, | under section 21 of the building zone resolution,                                                                                                               |
| TO PERMIT    | in a business district the change of occupancy of a building occupied as a warehouse for light manufacturing to a garage for more than five (5) motor vehicles. |
| 285-31-BZ.   |                                                                                                                                                                 |
| APPLICANT—   | John Potts, for Constantinos Demetrookas, owner.                                                                                                                |
| PREMISES—    | Northwest corner of Jamaica Bay boulevard and Nolins avenue (165th avenue), Borough of Queens.                                                                  |
| APPLICATION, | under section 21 of the building zone resolution,                                                                                                               |
| TO PERMIT    | in a business district the erection and maintenance of a gasoline service station.                                                                              |

401-31-BZ.

APPLICANT—Joseph P. Bourke, for Apperson Realty Corp., owner.

PREMISES—1-19 Fifth avenue, 622-628 Atlantic avenue and 623-627 Pacific street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

316-29-BZ.

APPLICANT—Marcus & Galt, Inc., present owner.

PREMISES—854 Sound View avenue, southeast corner of Story avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the maintenance and occupancy of a gasoline service station (previously granted a temporary permit; reopened on September 29, 1931).

446-31-BZ.

APPLICANT—Sibley & Fetherston, for Department of Hospitals, City of New York, owner.

PREMISES—Northwest side of Brielle avenue, 1,780 ft. north of Rockland avenue (Sea View Hospital Farm Colony), Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection of a motor vehicle repair shop and garage for more than five (5) motor vehicles as an extension to an existing garage (accessory to a hospital).

**NOVEMBER 24, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 24, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 328-31-BZ—Application, June 29, 1931, under section 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Albert Buschner, owner, to permit in a business district the conversion of the occupancy of an existing building to a motor vehicle repair shop; premises 1245-1255 Nostrand avenue, east side, 42 ft. 6 in. north of Parkside avenue, Brooklyn.

CAL. NO. 303-30-BZ—Application, May 1, 1930; withdrawn October 7, 1930; reopened October 8, 1931, under section 21 of the building zone resolution, of Homack Construction Corp., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

CAL. NO. 290-31-BZ—Application, June 9, 1931, under section 21 of the building zone resolution, of South Ozone Park Lumber & Supply Co., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Rockaway



# CALENDAR

boulevard and 128th street, South Ozone Park, Borough of Queens.

CAL. NO. 382-31-BZ—Application, July 30, 1931, under section 21 of the building zone resolution, of Joseph D. Nunan, Jr., applicant, on behalf of Dora Intner, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 109-04 Northern boulevard, southeast corner of 109th street, Corona, Borough of Queens.

CAL. NO. 389-31-BZ—Application, August 3, 1931, under section 21 of the building zone resolution, of Herbert Benon, applicant, on behalf of George W. White, owner, to permit in a business district the change of occupancy of portion of an existing building to a motor vehicle repair shop; premises 6513-6521 Fifth avenue, northeast corner of 66th street, Brooklyn.

CAL. NO. 393-31-BZ—Application, August 10, 1931, under section 21 of the building zone resolution, of David C. Broderick, applicant, on behalf of Maria Ranallo Di Tullio, owner, to permit in a business district the erection and maintenance of a monumental stone works; premises 3215 East Tremont avenue, The Bronx.

CAL. NO. 1230-23-BZ—Application, October 30, 1923; granted on certain conditions for a temporary period of two years on February 3, 1925; reopened and permit extended on February 1, 1927; reopened and permit extended on March 26, 1929; reopened April 14, 1931, under section 21 of the building zone resolution, of John T. Watson, applicant and present owner, to permit in a business district the installation and maintenance of a gasoline selling station; premises 160-01 46th avenue (Queens avenue), northeast corner of 160th street (20th street), Flushing, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## NOVEMBER 24, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

370-31-A—Pier No. 22, foot of Pacific street, East River, Brooklyn.

406-31-A—135-25 Northern boulevard, Flushing, Borough of Queens.

407-31-A—1321-1323 61st street, Brooklyn.

### *Petition for Variation.*

408-31-S—1321-1323 61st street, Brooklyn.

### *Appliances Submitted for Approval.*

491-31-SA—Superfex Oil Burning Heater, approval of.  
532-31-SA—Remington Domestic Oil Burner, Type B, approval of.

## NOVEMBER 24, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

217-21-SR—Proposed amendment to Fuel Oil Rules.

## CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 1, 1931, AT 2 P. M.

### *Building Zone Cases.*

1126-27-BZ.

APPLICANT—Pauline Brickman, owner.

PREMISES—1781 Hilder avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and wherein the time to obtain permits and to complete work has expired; reopened October 22, 1931).

392-31-BZ.

APPLICANT—Eugene De Rosa, for Melrose Bond & Mortgage Corp., owner.

PREMISES—1534-1540 Grand concourse, east side, 268.9 ft. south of Mount Eden avenue, and 1555 Sheridan avenue, The Bronx.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a theatre building.

409-31-BZ.

APPLICANT—Bella Finkel, owner.

PREMISES—702-732 Utica avenue, west side, 34 ft. 9½ in. north of Lenox road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for more than five (5) motor vehicles.

418-31-BZ.

APPLICANT—Samuel Rosenblum, for Gerwan Realty Co., owner.

PREMISES—1036-1060 Gravesend avenue, southwest corner of Parkville avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

522-31-BZ.

APPLICANT—McCooey & Conroy, for Borden's Farm Products Co., Inc., owner.

PREMISES—East side of 49th street, between Glenwood road and Kings highway, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a business district, of an existing building occupied as a garage for more than five (5) motor vehicles and, also, as a milk distributing station.

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

## DECEMBER 1, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of stand-



# CALENDAR

ards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 1, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 294-31-BZ—Application, June 10, 1931, under section 21 of the building zone resolution, of Hyman & Segall, applicants, on behalf of Benjamin T. Cooke, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 26-42 Crystal street, west side, 100 ft. north of Liberty avenue, Brooklyn.

CAL. NO. 177-31-BZ—Application, April 23, 1931; dismissed for lack of prosecution July 14, 1931; reopened and restored to Calendar October 20, 1931, under section 21 of the building zone resolution, of Ruth Bond & Mortgage Co., Inc., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station, an automobile laundry and greasing pits; premises 2917-2929 Kings highway and 2798-2800 Nostrand avenue, northwest corner, Brooklyn.

CAL. NO. 351-30-BZ—Application, May 23, 1930; granted on certain conditions December 23, 1930; reopened September 29, 1931, under sections 7g and 21 of the building zone resolution, of William A. Lacerenza, applicant, on behalf of James Aquavella, owner, to permit in a business district the alteration and conversion of a portion of a garage (previously granted by the board) into a gasoline selling station; premises 205 Rockaway avenue, southeast corner of Pacific street, Brooklyn.

CAL. NO. 292-31-BZ—Application, June 10, 1931, under sections 7e and 21 of the building zone resolution, of Herman King, applicant and owner, to permit in a business district the alteration and change of occupancy of a building occupied as a garage for five (5) motor vehicles; premises 214-218 Vanderbilt avenue, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## DECEMBER 1, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

412-31-A—1674-1696 Atlantic avenue and 1661-1683 Pacific street, Brooklyn.

414-31-A—262-278 11th avenue, southeast corner of West 28th street, Manhattan.

398-31-A—115-117 Water street and 91 Wall street, southeast corner, Manhattan.

## DECEMBER 4, 1931, 10 A. M.

### SPECIAL MEETING.

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

of the building zone resolution, *Friday morning, December 4, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 318-31-BZ—Application, June 24, 1931, under sections 7a, 7e and 21 of the building zone resolution, of Edward Grauer, applicant, on behalf of Metropolitan Tobacco Co., owner, to permit in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five (5) motor vehicles; premises 649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

CAL. NO. 335-31-BZ—Application, July 1, 1931, under sections 7a, 7c and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of 1743 West Farms Road Realty Corp., owner, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

CAL. NO. 257-31-BZ—Application, May 25, 1931, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Anna Ellenberg, owner, to permit in a residence district the alteration and change in part of basement from residence use to a business use; premises 1645 Grand concourse, northwest corner of Mount Eden avenue, The Bronx.

CAL. NO. 386-31-BZ—Application, July 31, 1931, under sections 7a and 21 of the building zone resolution, of McCooley & Conroy, applicants, on behalf of Kings County Development Co., owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop upon the premises now occupied by a gasoline service station; premises 4913-4923 Avenue D, northwest corner of Utica avenue, Brooklyn.

CAL. NO. 387-31-BZ—Application, July 31, 1931, under section 21 of the building zone resolution, of McCooley & Conroy, applicants, on behalf of Unity Petroleum Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 212-01 Northern boulevard, northeast corner of 1212th street, Bayside, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## DECEMBER 4, 1931, 2 P. M.

### SPECIAL MEETING.

#### *Appeals from Administrative Orders.*

391-31-A—461 West 125th street and 436-456 West 126th street, Manhattan.

319-31-A—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.

347-31-A—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.

368-31-A—130 Madison avenue, Manhattan.



# CALENDAR

299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

## *Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

106-31-S—145-17 Jamaica avenue, Jamaica, Borough of Queens.

**DECEMBER 4, 1931, 4 P. M.**

## SPECIAL MEETING.

### *Rules.*

281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

## CALL OF CLERK'S CALENDAR

**TUESDAY, DECEMBER 8, 1931, AT 2 P. M.**

### *Building Zone Cases.*

458-31-BZ.

APPLICANT—Abraham Apat, for Jacob Genel, owner.

PREMISES—616 Hemlock street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a cream and cheese depot and accessory uses.

460-31-BZ.

APPLICANT—Julius Steinberg, for Sarah Goldberg, owner.

PREMISES—793 Washington avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a one-story extension and the extension of the existing business use.

475-31-BZ.

APPLICANT—Allen A. Blaustein, for Jennie Girioni, owner.

PREMISES—76-78 East 28th street, west side, 153 ft. 9¾ in. south of Albemarle road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration, extension and conversion of occupancy from a stable to a garage for more than five (5) motor vehicles.

480-31-BZ.

APPLICANT—C. S. Juell, for Long Island Theatres Co., Inc., owner.

PREMISES—South side of Northern boulevard, 101 ft. east of Main street, Flushing, Borough of Queens.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop and a garage for more than five (5) motor vehicles.

**DECEMBER 8, 1931, 10 A. M.**

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 8, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 405-31-BZ—Application, August 19, 1931, under tions 6, 7a and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of George Mazirow, owner, to permit in a business use dis-

trict the extension of an existing gasoline service station; premises 2130 Atlantic avenue and 275 Saratoga avenue, southeast corner, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

**DECEMBER 8, 1931, 2 P. M.**

### *Appeals from Administrative Orders.*

415-31-A—402 East 3rd street, southeast corner of Goerck street, Manhattan.

428-31-A—373 Fifth avenue, northeast corner of East 35th street, Manhattan.

433-31-A—244-252 West 54th street, Manhattan.

365-31-A—170 Fifth avenue and 2 West 22nd street, southwest corner, Manhattan.

### *Petitions for Variations.*

366-31-S—170 Fifth avenue and 2 West 22nd street, southwest corner, Manhattan.

288-31-S—103 Lafayette street and 99 Walker street, southeast corner, Manhattan.

311-31-S—109-111 West West 27th street, Manhattan.

357-31-S—553-555 Eighth avenue and 304 West 38th street, southwest corner, Manhattan.

403-31-S—737 Water street and 50-60 Corlears street, southeast corner, Manhattan.

419-31-S—2228-2236 Broadway and 218-220 West 80th street, southeast corner, Manhattan.

**DECEMBER 11, 1931, 10 A. M.**

## SPECIAL MEETING.

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 11, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 289-31-BZ—Application, June 8, 1931, under section 21 of the building zone resolution, of John E. Roeser, applicant and owner, to permit in a business district the conversion of occupancy from stores to a motor vehicle repair shop on the first story; premises 1697-1705 Jerome avenue, northwest corner of Clifford place, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*

**DECEMBER 11, 1931, 2 P. M.**

## SPECIAL MEETING.

### *Appeal from Administrative Order.*

314-31-A—29-06 Review avenue, southwest corner of 29th street, Long Island City, Borough of Queens.

**DECEMBER 15, 1931, 10 A. M.**

### *Building Zone Application.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 333-31-BZ—Application, July 1, 1931, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of



# CALENDAR

Firestone Tire & Rubber Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Northern boulevard and 155th street, Flushing, Borough of Queens.

HENRY L. CONNELL,  
Temporary Chairman.

DECEMBER 15, 1931, 2 P. M.

*Appeals from Administrative Orders.*

435-31-A—876-878 Broadway, Manhattan.

439-31-A—54-82 Broadway, Manhattan.

*Petitions for Variations.*

432-31-S—50-56 South 11th street and 495-497 Wythe avenue, Brooklyn.

440-31-S—160-178 Jay street, 97-195 High street and 84-94 Sand street, Brooklyn.

## MINUTES

### BOARD OF STANDARDS AND APPEALS

#### SPECIAL MEETING

THURSDAY MORNING, NOVEMBER 12, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

#### BUILDING ZONE CASES.

29-31-BZ.

APPLICANT—J. Nelson Cooper, for Lincoln Warehouse Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 7c of the building zone resolution, to permit in a residence district the erection and maintenance of an extension to an existing business building (previously denied).

PREMISES AFFECTED—1187-1201 Third avenue, 204 East 70th street and 203 East 69th street, Manhattan.

APPEARANCES—

For Applicant: J. Nelson Cooper and Alexander Gaw.

For Opposition: Philip J. Sinnott, Paul Janoeic and John M. Lee.

ACTION OF BOARD—Laid over for full vote of board; no date set.

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell and Commissioners Holland and Guilfoyle..... 3  
Negative: Assistant Chief McElligott..... 1  
Absent ..... 0

163-31-BZ.

APPLICANT—Hallinan & Groh, for George Bechtold, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—45-08 Laurel Hill boulevard, south side, 65.27 ft. east of 45th street, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: T. J. Groh.

For Opposition: None.

ACTION OF BOARD—Report of committee adopted and application withdrawn.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

280-31-BZ.

APPLICANT—Edward L. Kelly, for Jasper Mulle, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: Albert Weiss (opposition withdrawn at hearing).

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION—

(280-31-BZ)

WHEREAS, Edward L. Kelly, for Jasper Mulle, owner, filed, June 4, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 162-02 to 162-06 Cross Bay boulevard, southwest corner of 162nd street, Howard Beach, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, November 12, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cross Bay boulevard is in a business district; 162nd avenue is in an undetermined district, and 92nd street is in an undetermined district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 28, 1931 (re Plan No. N. B. 2817-31), reads:

"The erection of a gasoline service station is contrary to article 2, section 4, subdivision 46, Building Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 60 ft. on Cross Bay boulevard and 95 ft. on 162nd avenue, upon which it is proposed to erect an office and accessory store, 14 ft. by 22 ft. in area, crank service pits and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the premises in question lie on the northwest corner of 162nd avenue and Cross Bay boulevard and the property in the vicinity for several blocks around in each direction is practically vacant and unimproved; and

WHEREAS, the applicant at this hearing has amended his basis of appeal to section 7f of the building zone resolution thereby requesting a temporary permit for a period of two years.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use dis-



# MINUTES

strict regulations of the building zone resolution, and that the application be and it hereby is *granted*, for a temporary period of two years, *on condition* that all pumps shall be set back not less than 10 ft. from the building line; that there shall be but one opening on 162nd avenue and one on Cross Bay boulevard, each not more than 12 ft. wide, with curb cuts in front of each not more than 14 ft. wide; any buildings for accessory use erected on the premises shall be limited to one story in height; all advertising signs shall be confined to those on the illuminated globes of the gasoline pumps; all permits required shall be obtained within six months and all work involved completed within one year from the date of this action.

273-31-BZ.

APPLICANT—Kenlon-Michels Engineering & Contracting Co., Inc., for Rita Shue, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—154-156 East 84th street, Manhattan.

APPEARANCES—

For Applicant: John Kenlon.

For Opposition: F. H. McCoun, Harold Harper, Ralph E. Kempner, Isidor Rosenblum, Harry Buchman, Thomas J. Ryan, Lawrence Atterbury, Leonard Levinsohn and Henry F. Mielke.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Assistant Chief McElligott..... 2

Negative: Temporary Chairman Connell and Commissioner Holland..... 2

Absent ..... 0

THE RESOLUTION—

(273-31-BZ)

WHEREAS, Kenlon-Michels Engineering & Contracting Co., Inc., for Rita Shue, owner, filed, May 29, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 154-156 East 84th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, November 12, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 84th street is in a residence and business district; Lexington avenue is in a business district; Third avenue is in a business district, and East 83rd street is in a residence and business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 29, 1931 (re N. B. Applic. No. 107-1931), reads:

"1. Garage for more than 5 motor vehicles may not be erected in a business district, Zone Resolution, Section 4.";

and

WHEREAS, the proposed building is to be of fireproof construction, six stories and basement in height, with a frontage of 54 ft. and a depth of 102.2 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the premises under appeal were the basis of an application before this board for a garage, which variation was granted by the board on September 18, 1917; the time limit imposed to complete the work in that application was one year from the date of granting of permit; no use was made of the permit, so that same expired on account of the lapse of time; the premises are now developed with old-time five-story tenements; and

WHEREAS, the board acted on a garage opposite the premises under appeal, known as 167-175 East 84th street, granting a permit for said garage in August, 1917, under section 7e; and

WHEREAS, the board also granted an extension to existing garage located at 163-165 East 84th street under date of January 28, 1930; and

WHEREAS, the present application is predicated under sections 7e and 21, applicant claiming in support of section 21—hardship—that the premises cannot be developed with a conforming business use and give a reasonable return; and

WHEREAS, the premises immediately adjoining the property to the west on the same side of 84th street are now developed with five-story tenements and apparently from evidence submitted give a return which is commensurate with the investment; in the residence section in the rear of premises under appeal there has been developed a very large apartment house which has filed an objection to this application; and

WHEREAS, there have been no consents filed and three objections with five letters of protest—one letter of protest was corrected at hearing today to indicate an actual objection from the apartment house immediately in the rear of the premises under appeal—in East 83rd street; and

WHEREAS, the general tendency of the neighborhood in this locality is towards a more high-class residential section than existed heretofore as is evidenced by the large development of apartment houses in this vicinity, and there are no non-conforming uses on this, the south side of 84th street, between Park avenue and Third avenue.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

660-28-BZ.

APPLICANT—Benjamin J. Driesler, Jr., for Realty Associates, owner.

SUBJECT—Application for reopening—extension of time to obtain permits and to complete work—re Application (decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—130-138 Brighton Beach avenue, south side, 110.8 ft. west of Calm street, Brooklyn.

APPEARANCES—

For Applicant: John A. Miller, Benjamin J. Driesler, Jr., and S. W. Gompert.

For Opposition: None.

ACTION OF BOARD—Application reopened, time extended and resolution modified.

THE VOTE TO REOPEN, EXTEND TIME AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(660-28-BZ)

WHEREAS, Benjamin Driesler, Jr., for Realty Associates, owner, filed, August 9, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 130-138 Brighton Beach avenue, south side, 110.8 ft. west of Calm street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Brighton Beach avenue, Parkway court (Calm street), railroad right-of-way and East 2nd street are in business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 25, 1928 (re Applic. No. 11237-28), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4 a, Subdivision 15. The erection of a garage



# MINUTES

for more than five motor vehicles in a business district.”;

and

WHEREAS, the proposed building is to be of fireproof construction, three stories and basement in height, with a frontage of 107.46 ft. on Brighton Beach avenue, 100 ft. on Parkway court and 95.69 ft. on railroad right-of-way; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, applicant has based his appeal under sections 7g and 21 of the building zone resolution and has filed 82.2 per cent consents of an area deemed affected and fixed by this board, the board deems that applicant is entitled to relief; and

WHEREAS, this application was granted by the board at its meeting, November 27, 1928, on certain conditions, and applicant requested an extension of time limit imposed, and under date of February 18, 1930, and July 15, 1930, applicant requested a further extension of time, and now requests a further extension and an acceptance of the plans now filed.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure shall be erected fireproof throughout; that the facade shall be constructed substantially in accordance with the elevation design filed in this application and plans and section filed October 23, 1931, and shall be finished with face brick and architectural terra cotta or natural stone trimming; that all permits required shall be obtained within six months from November 18, 1931, and all work involved thereby completed within one year from August 18, 1932.

1072-23-BZ.

APPLICANT—Viola M. Smith, present owner.

SUBJECT—Application for reopening—extension of temporary permit—re Application (order of the fire commissioner), to permit in a residence district the maintenance of a garage for the storage of five (5) motor vehicles, four (4) spaces rented to persons not residing on premises.

PREMISES AFFECTED—41 Richmond street, Brooklyn.

APPEARANCES—

For Applicant: Viola M. Smith.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended for two years.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(1072-23-BZ)

WHEREAS, Louis Hautb, for Charles H. Doty, owner, filed, September 10, 1923, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of five (5) motor vehicles, four (4) spaces rented to persons not residing on the premises; premises 41 Richmond street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, November 20, 1923, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Richmond street and Chestnut street are in residence districts and Jamaica avenue is in a business district; and

WHEREAS, the order of the fire commissioner, dated August 21, 1923 (Order No. 82202-LC), reads:

“With reference to your application dated June 4, 1923, for a permit to maintain a garage at the above location, I regret to inform you that I am without

power to grant such a permit for the following reasons:

“Maintenance of your garage is a violation of Section 3 of Article 2 of the Building Zone Resolution of the Board of Estimate and Apportionment of the City of N. Y. adopted July 25, 1916, inasmuch as motor vehicles stored are used for commercial purposes.

“You are therefore ordered to remove all motor vehicles used exclusively for business purposes and discontinue the use of premises for storing other than pleasure or touring cars the property of the applicant residing on the premises.”;

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 20 ft.; occupied as a garage for five motor vehicles, space for four of which is rented to persons not residing on premises; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 92 per cent of the property frontage deemed by the board to be affected; and

WHEREAS, this application was granted by the board at its meetings, November 20, 1923; October 20, 1925; October 25, 1927, and November 19, 1929, for a temporary period, and applicant requests an extension of time.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the conduct of the garage be limited to the storage of five (5) automobiles of the pleasure car type, space for four of which may be rented to persons not residing on the premises, and *on further condition* that the garage shall be subdivided and maintained as individual units and that this permit shall be for a temporary period not extending beyond two years from November 19, 1931..

334-29-BZ.

APPLICANT—Famous Red Ash Coal Co., owner.

SUBJECT—Application for reopening—extension of time to complete work—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the extension and addition to an existing use—coal pockets and business building.

PREMISES AFFECTED—1876-1878 50th street, south side, 100 ft. west of 19th avenue, and 1853-1877 51st street, north side, 100 ft. west of 19th avenue, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Bermingham.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(334-29-BZ)

WHEREAS, Walter H. Volckening, for Famous Red Ash Coal Co., lessee (21-year-lease), filed, May 15, 1929, an application, under the building zone resolution, to permit in a residence district the extension and addition to an existing use—coal pockets and business building; premises 1876-1878 50th street, south side, 100 ft. west of 19th avenue, and 1853-1877 51st street, north side, 100 ft. west of 19th avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 23, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building



# MINUTES

zone resolution show that 19th avenue is in a residence district; 50th street is in a residence district, and 51st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 11, 1929 (re App. No. 2562-1929), reads:

"1. Application to extend business building now located within 'residence districts' and to add two coal pockets is contrary to Art. II, Sec. 6a of Zoning Resolution.";

and

WHEREAS, the premises consist of a plot of ground with a frontage of 211.45 ft. on 51st street, 46.15 ft. on 50th street and 260 ft. along the Long Island Railroad, on which is located the plant of the Famous Red Ash Coal Co., consisting of four coal pockets, an office, screen, etc.; it is proposed to provide a new coal screen and storage bin and to extend the existing office building and raise building to grade; and

WHEREAS, the business existed prior to the amended change in the district from unrestricted to residence use area; and

WHEREAS, the board deems that applicant is entitled to relief under sections 7a and 21 on the grounds of unnecessary hardship and practical difficulties; and

WHEREAS, this application was granted by the board at its meeting, July 23, 1929, on certain conditions, as to location of bin and an extension of time to complete work and obtain permits and a further extension of time granted July 22, 1930, and lessee now requests a further extension of time.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, permitting the extension and raising of the office floor of the existing building up to the new fixed street grade and erection of screen and storage bin substantially in accordance with plans filed in this application, Drawing No. 1808-D of the Nicholson Company, *on condition* that there shall be not more than one vehicular entrance on the 50th street front; that all coal stored and maintained on the premises shall be maintained in an enclosed structure; that any conveyor or coal buckets shall be enclosed; that the entire premises otherwise unoccupied shall be surfaced with finished concrete throughout; that the premises shall be enclosed on the 51st street building line with a fence not less than 7 ft. in height with a lattice top of not less than 18 in. in height; that there shall be no additional coal pockets, other than shown on plans, erected or operated; that there shall be no advertising displayed on street fronts, other than one metal flat wall sign at the office entrance on the 50th street front; that a wall of approved masonry not less than 8 ft. in height shall be built along the southerly property line from 50th to 51st street, coped with terra cotta or natural stone, and that all permits shall be obtained within three months and any work involved shall be completed within one year from January 22, 1932.

301-31-BZ.

APPLICANT—William Shary, for Harold S. Burnham, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1238-1254 Gravesend avenue, west side, 180 ft. south of Avenue J, Brooklyn.

APPEARANCES—

For Applicant: James Kearney.

For Opposition: Isabelle Shults, Mary Conlon and Eileen Sawtelle.

ACTION OF BOARD—Report of committee adopted and application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Com-

missioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(301-31-BZ)

WHEREAS, William Shary, for Harold S. Burnham, owner, filed, June 15, 1931, an application, under the building zone resolution, to permit in a business use district the erection of a garage for the storage of more than five (5) motor vehicles; premises 1238-1254 Gravesend avenue, west side, 180 ft. south of Avenue J, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, November 12, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gravesend avenue is in a business district; Dahill road is in a residence district, and Avenue J is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 8, 1931 (re Applic. No. 6942-31), reads:

"1. Proposition, being contrary to Zone Resolution, Art. II, Sec. 4a, Subdiv. 15, is hereby denied. (Garage for more than 5 motor vehicles in Business District.)"; and

WHEREAS, the proposed building is to be of fireproof construction, one story in height, with a frontage of 160 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five (5) motor vehicles; and

"Cal. No. 301-31-BZ.

"Premises 1238-1254 Gravesend avenue, west side, 180 ft. south of Avenue J, Brooklyn.

REPORT OF COMMITTEE OF INSPECTION.

"On October 23, 1931, a committee of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under sections 7g and 21 of the building zone resolution to permit in a business district the erection of a garage for the storage of more than five motor vehicles.

"Section 7, subdivision g, is not substantiated as the applicant has filed only 30 per cent of consents of owners of property within the area fixed by the board.

"South of the northerly boundary line of the premises under appeal to Bay parkway, on both sides of Gravesend avenue, the property although zoned for business use is now developed practically in its entirety with non-conforming uses—garages, factory, gasoline station, granite works, etc. A freight railroad runs north and south at street grade on Gravesend avenue, in addition to the overhead elevated structure running north and south on Gravesend avenue.

"The applicant proposes to erect a one-story fireproof building to cover the entire plot.

"There have been filed with this appeal fourteen objections and six consents. All of the objectors except three are located on Dahill road in the rear of the premises under appeal. They, however, could be well protected in this use by the requirement of a rear wall to be unpierced throughout its entire height and length.

"It was noted by the committee on inspection that one of the garages opposite the premises under appeal is now vacant and has a sign on the same advertising it for lease or sale.

"It was the opinion of the committee of inspection that, due to the depressed condition of Gravesend avenue



# MINUTES

from the northerly lot line of the premises under appeal, southward to Bay parkway, the business development of these premises at the present time would not give a reasonable return on the investment, and the committee therefore recommends the granting of this appeal with such safeguards as in their opinion would protect the abutting and adjoining property owners.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the property in question was the subject of an inspection by a committee of the board, which inspection was made and report read at this hearing and which report is incorporated herein and is a basis for the board's determination; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building to be constructed shall be one story in height, fireproof throughout, and that the front elevation shall be finished with face brick and architectural terra cotta or stone trim; that there shall be but three entrances to the garage located on Gravesend avenue, the northerly side of the northerly entrance shall be not less than 25 ft. south of the northerly lot line, the entrances to be not more than 12 ft. wide each with curb cuts directly in front of same not more than 14 ft. wide each; that the rear and gable walls shall be unpierced throughout their entire height and length; any skylights installed shall be set back not less than 20 ft. from the lot lines, glazed with 1/4-inch plate glass with wire guards above and below; there shall be no portable gasoline tanks operated inside or outside the premises; no roof signs of any nature or description, any advertising signs to be limited to one projecting electric sign on the front of the premises, on Gravesend avenue, approximately in the center of the building, indicating the name and nature of the business conducted on the premises; all permits required shall be obtained within six months and all work involved completed within eighteen months from the date of this action.

282-31-BZ.

APPLICANT—James H. Galloway, for Josephine Lenihan, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse.

PREMISES AFFECTED—102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

APPEARANCES—

For Applicant: James H. Galloway and Michael Lenihan.

For Opposition: Peter Aggigo.

ACTION OF BOARD—Report of committee adopted and application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(282-31-BZ)

WHEREAS, James H. Galloway, for Josephine Lenihan, owner, filed, June 5, 1931, an application, under the building zone resolution, to permit in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse; premises 102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 12, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 32nd avenue, 102nd street and 103rd street are in residence use and "C" area districts; and

WHEREAS, the decision of the superintendent of buildings, rendered August 14, 1931 (re Alt. 2394-31), reads:

"2. The extension of a storage warehouse in a residence "C" District is contrary to article 2, section 6, of the Building Zone Resolution, otherwise the application does not show a condition contrary to the Zone Resolution."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 40 ft. and a depth of 100 ft.; upon the front of the plot there is located a two-story non-fireproof building, 40 ft. by 50 ft. in area, and occupied as a storage warehouse; it is proposed to extend the first story so as to cover the entire lot; to erect a 40 ft. deep extension to the second story and to add a new third story, 40 ft. by 90 ft. in area, and to use the entire premises as a storage warehouse; and

"Cal. No. 282-31-BZ.

"Premises 102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

## REPORT OF COMMITTEE OF INSPECTION.

"On October 23, 1931, a committee of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21 and should include section 7, subdivision a, to permit in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse.

"The premises under appeal, 40 ft. frontage on 32nd avenue and a depth of 100 ft., is now developed with a two-story building, with a 40 ft. frontage on 32nd avenue and a depth of 50 ft., and lies wholly within a residence use district. This usage has evidently existed since about 1912.

"The adjoining properties on 32nd avenue, both to the east and to the west on both sides of the street, where developed, are developed with conforming residence uses.

"The applicant wishes to erect an additional story to the present building and extend the first story to the rear lot line and the second and third story to within 10 ft. of the rear lot line.

"In a 'C' area district, he would be required to maintain at least 10 ft. rear yard from the yard level upward. This, in the opinion of the committee, should be maintained as the premises immediately abutting the property under appeal at the rear, known as 31-49 102nd street, would have part of the rear of the dwelling house now located on this property shut off from light and air, if the extension as proposed was permitted.

"This point and the fact that in the conduct of the business now on the premises under appeal a great amount of the loading and unloading of trucks was carried on in 32nd avenue seem to be the principal points in objection as advanced by the objectors, of whom there are twenty-one, and no consents.

"The applicant, however, proposes to so alter the front of the building and the first story as to permit of a loading platform within the building, so that all loading and unloading of trucks and any work connected



# MINUTES

with the conduct of the business will be within the building wholly and solely.

"The committee is of the opinion that, if this condition is carried out and such other safeguards are imposed as will protect the adjoining and abutting property owners, the applicant is entitled to relief under sections 7a and 21 of the building zone resolution, and recommends the granting of this appeal.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.  
"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

WHEREAS, the premises were the subject of an inspection a committee of the board, report of which committee was read at this hearing and which report is herewith made a part of this resolution; and

WHEREAS, it has been shown that the use now existing on the premises existed prior to July 25, 1916, and has been continuously so used since that time; and

WHEREAS, the applicant is rightfully before the board under section 7a of the building zone resolution for the extension of an existing building; and

WHEREAS, the board deems that a denial of this application would devolve practical difficulty and unnecessary hardship on the applicant.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that

the application be and it hereby is *granted on condition* that the new building, as proposed, shall be limited to three stories in height and shall set back from the rear lot line not less than 10 ft. from the yard level upward; that the rear yard so formed shall be paved with cement paving; that on the rear and side lot lines not occupied by the building there shall be erected a man-proof fence not less than 7 ft. in height; that all loading and unloading from trucks shall be carried on entirely within the building proposed; that the building shall be fire-retarded throughout in accordance with the rules of the board of standards and appeals; that any advertising signs shall be confined to one sign across the facade of the building, indicating the name and nature of the business conducted on the premises, and shall be located approximately between the first and second stories; there shall be no roof signs of any nature or description on the premises; the gable walls shall be unpierced throughout their entire height and length; any windows installed in the rear wall shall be fireproof and of fixed frame and sash; any doorway in the rear wall shall be limited to 3 ft. 8 in. in width and shall be equipped with a fireproof, self-closing door; that the building shall be constructed entirely in accordance with the building code; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

THURSDAY AFTERNOON, NOVEMBER 12, 1931,  
2 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

9-31-A.  
APPELLANT—Charles F. Clarke, owner.  
SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.

APPEARANCES—

For Appellant: Charles F. Clarke and Ruth Hart.

ACTION OF BOARD—Laid over to December 4, 1931, at 2 p. m., for inspection and report by committee of the board.

7-31-A.  
APPELLANT—Croker National Fire Prevention Engineering Co., for Realty Construction Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 4, 1931, at 2 p. m., on request of appellant.

8-31-A.  
APPELLANT—Julius Eckmann, for Halidon Realty Co., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—130 Madison avenue, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 4, 1931, at 2 p. m., on written request of appellant.

299-31-A.  
APPELLANT—Samuel L. Benjamin, for Brownsville Motor Sales Co., Inc., owner.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 4, 1931, at 2 p. m., pending decision of corporation counsel.

363-31-A.  
APPELLANT—Legrand Bleach Corp., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—111-117 49th street, Brooklyn.

APPEARANCES—

For Appellant: V. P. Nacht.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0



# MINUTES

362-31-A.

APPELLANT—James P. Whiskeman, for Maxrosos Realty Co., Inc., lessee.

SUBJECT—Appeal from an order of the fire commissioner.  
PREMISES AFFECTED—552-554 Seventh avenue, Manhattan.

APPEARANCES—

For Appellant: James P. Whiskeman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(362-31-A)

WHEREAS, James P. Whiskeman, for Maxrosos Realty Co., Inc., lessee, filed, July 20, 1931, an appeal from an order of the fire commissioner, affecting premises 552-554 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 16, 1931 (Order No. 83989-F, issued April 8, 1931), reads:

"1. Provide approved fireproof windows or iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at south and west sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, six stories in height, 49 ft. 4½ in. by 100 ft. in area on the first story and 49 ft. 4½ in. by 90 ft. in area above; OCCUPIED: stores and offices; 1st story, 50 persons; each story above, 30 persons; building erected in 1921 and certificate of occupancy No. 4980-22 was issued in 1922; and

WHEREAS, there are six windows in each story above the first which are within 30 ft. of an opening in the wall of the building adjoining to the south and there are five windows in the rear or westerly wall which are within 30 ft. of an opening in the building adjoining to the west; and

WHEREAS, the appellant contends that at the time the building was erected there was a church on the south side of the premises and low buildings on the west, it was not, therefore, necessary to have fireproof windows on the south and west; that on the north where it was necessary to have fireproof windows they were installed; that new buildings have been built on the south and west up to the lot line and that openings have been placed on those lot lines and, also, in a small court of the westerly building; that the windows in these adjoining buildings are fireproof and there is ample protection against hazard, and requests the board to accept existing conditions, there being a total of forty-five windows affected by the order.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that certain doors, numbered 1 to 5 on the blueprint, on each floor, shall be made fireproof, self-closing; all doors in question to be those marked on the blueprints submitted with this appeal in red, so long as the openings on the adjoining buildings are equipped with fireproof windows, which exposures constitute the basis of this order; that the building shall be not increased in height or area, and the conditions as to use and occupancy remain substantially unchanged.

239-31-A.

APPELLANT—Edward L. Finch, et al., as trustee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—105 West 42nd street, Manhattan.

APPEARANCES—

For Appellant: John B. Coleman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.....

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(239-31-A)

WHEREAS, Edward L. Finch, et al., as trustee, filed, May 18, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 105 West 42nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 8, 1931 (Order No. 83946-F), reads:

"1. Provide approved fireproof windows or iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at north side of building, or other approved protection, as per Section 375, Art. 18, Ch. 5 of the Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered May 1, 1931 (re premises 105 West 42nd street, Manhattan) reads:

"This will reply to your letter of April 20th, 1931, in which you request an extension of thirty days time from April 28th, 1931, in order to comply with the order, due to negotiations for a new lease.

"You are advised that this order was issued under the mandatory provisions of the Code of Ordinances; and the Fire Commissioner is without authority to hold the same in abeyance in any particular, therefore your request is denied.";

and

WHEREAS, the building is non-fireproof, five stories in height, 20 ft. by 75 ft. in area at first story, 20 ft. by 67 ft. at second story and 20 ft. by 47 ft. 9 in. above; OCCUPIED: vacant except the first story, occupied as haberdashery; and

WHEREAS, the appellant claims the building was erected in 1870; that there are twelve windows at north side of building and also a ribbed-glass mansard skylight extending across the full width at roof affected by the order; that the owner expects to lease the premises to a party who intend to demolish the building and erect a new two-story building in the near future; furthermore, the appellant contends it would be a great hardship and useless expenditure of substantial sums of money if compelled to comply with the order under such circumstances; and

WHEREAS, the building in question was erected more than fifty years ago and has been maintained in the same condition, so far as iron shutters are concerned, since that time and

WHEREAS, it is the intention of the owners to demolish the building in the near future when proper lease can be entered into.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that there shall be no opening or connection between the first story and the balance of the building, and only so long as the first story of the present structure is used for business purposes of non-hazardous nature and upper portion remains vacant.

259-31-A.

APPELLANT—William J. Flynn, Commissioner of Public Works and Acting Borough President of the Borough of The Bronx, for City of New York, owner



# MINUTES

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—876-880 Edgewater road, The Bronx.

APPEARANCES—

For Appellant: John Binzen.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Report of committee of inspection adopted; appeal granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(259-31-A)

WHEREAS, William J. Flynn, Commissioner of Public Works and Acting Borough President of the Borough of The Bronx, for the City of New York, owner, filed, May 26, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 876-880 Edgewater road, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated August 21, 1929 (Violation Order No. 51864-LC), reads:

"Inspection by the Fire Department indicates that the following changes should be made in order to render safe the fuel oil equipment at premises located at 876-80 Edgewater Road, Borough of the Bronx.

"7. Discontinue the use of cylindrical fuel oil storage tanks that are not constructed of three-eighth-inch steel having rivets of less than three-quarter inch in diameter with a pitch of more than two and one-half inches, as per Rule 6, Section 1-E of the Fuel Oil Rules.

"8. Brace tank or tanks of over one hundred and twenty inches in diameter by angle-rings or equivalent members so as to retain their cylindrical form as per Rule 6, Section 1-C of the Fuel Oil Rules.

"1. Discontinue the storage of fuel oil in containers other than metal tanks with all openings or connections through the top, as per Rule 2A of the Fuel Oil Rules.

"15. Cut off the room or rooms in which the heating apparatus and oil burning device is installed by fireproof partitions of not less than four inches in thickness with all openings protected by fireproof, self-closing doors and ceilings protected by fire retarding material. Rule 20 B of the Fuel Oil Rules.

"20. Locate fuel oil pumps above the elevation of the top of fuel oil storage tank or tanks, as per Rule 11-E of the fuel oil rules.

"22. Bury the fuel oil storage tank or tanks below the level of any piping connected thereto and not less than two (2) feet below the surface of the ground; or in lieu of two (2) feet of earth, the tank may be covered by one (1) foot of earth and six (6) inches of concrete extending twelve (12) inches beyond horizontal outline of tank in all directions as per Rule 4, Section 2-B of the Fuel Oil Rules or Rule 4, Section 4-A of the Fuel Oil Rules.

"28. Discontinue the storage of fuel oil in vertical tanks which are less than 10 feet distant from adjacent tanks. Rule 4, Section 3A of the Fuel Oil Rules.

"32. Discontinue the use of auxiliary fuel oil tank or tanks in excess of 60 gallons for the storage of fuel oil as per Rule 17A of the Fuel Oil Rules."

and

WHEREAS, the decision of the fire commissioner, rendered May 15, 1931, reads:

"Your favor of April 11th, 1931, regarding the fuel oil equipment at your premises 876-80 Edgewater Road, has been received.

"As a result of the inspection of that installation on April 17th, 1931, it is suggested that advantage be taken of your Department's right to appeal from Fire Department's decision, by appealing to the Board of Standards and Appeals, Room 1100, Municipal Building, Manhattan, for relief from order numbered 51864-LC served against these premises on August 21st, 1929."

and

WHEREAS, the premises consist of a plot of ground, 275 ft. by 150 ft., upon which has been constructed an asphalt plant in 1929 for the City of New York; and

WHEREAS, the appellant claims the asphalt plant is bounded on the east side by the Bronx River; the plant has been constructed in accordance with all modern asphalt plant practices and has been operating satisfactorily for more than two years; two 26,000-gallon fuel oil tanks have been installed above ground, also an auxiliary fuel oil tank of 1,000 gallons has been provided; the fuel oil tanks are equipped with a steam smothering device to minimize danger of fire; as to Items 7 and 8, the tanks conform to rules for tanks above ground; as to Item 11, all tanks are of steel with connections through top, except auxiliary tank which feeds by gravity to burner; as to Item 15, entire building is of steel framing covered with sheet iron; as to Item 20, pumps are about 7 ft. above bottom of tanks, it is impracticable to place pumps above tanks; as to Item 22, tanks are located close to the river and it would involve great expense to bury the tanks, the present elevation is 5.9 ft. above high water level; as to Item 28, on account of depth of lot, it would be impracticable to space tanks 10 ft. apart; as to Item 32, auxiliary tank contains fuel oil for one day's operation, a 60-gallon tank would be useless for economical operation; furthermore, the appellant contends that the fuel oil rules were intended to apply to tanks in apartment houses, tenement houses and residences, but were not intended to apply to industrial plants similar to the asphalt plant under appeal; and

and

WHEREAS, this application was made the subject of an inspection by a committee of the board, which report is made a part of this resolution and upon which report is based the conditions to be imposed by the board.

"Cal. No. 259-31-A.

"Premises 876-880 Edgewater Road, The Bronx.

REPORT OF COMMITTEE OF INSPECTION.

"On November 5, 1931, about 1 o'clock P. M., a committee of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief McElligott, visited and inspected the premises under appeal in this case.

"This is an appeal from the determination of the fire commissioner against certain violations placed upon these premises. The premises in question are used by the City of New York as an asphalt plant for the repair and maintenance of streets in the Borough of The Bronx, and are located on the west side of the Bronx River in a rather isolated and sparsely developed section.

"There seems to be no other development near this plant, with the exception of a private one of similar use immediately to the south and one or two other large-sized industrial plants located some distance from the plant under appeal. On the east bank of the river is a large tract of vacant land used as a dumping ground.

"The items of violation appealed from on this plant are numbered as follows: 7, 8, 11, 15, 20, 22 and 32.

"Violation items No. 7 and 8 do not seem to apply, as they are based on Rule 6, Section 1-E of the Fuel Oil Rules, which rule refers to cylindrical tanks, except vertical tanks located outside of buildings above ground, which is the condition of this plant.

"It is the opinion of the committee of inspection that,



# MINUTES

so long as they comply with section 4 of rule 6 of the fuel oil rules, these two violations should be rescinded by the fire department.

"Violation Item No. 11, the connections appealed from seem to be located on the side of the tanks as near to the bottom and as near to the top as is possible to make this connection with the necessary flange joints and proper size piping. Those at the bottom are used as suction lines to the pump for elevating the fuel oil to the 1,000-gallon day storage tank installed on the top of the two fuel oil tanks.

"The committee feels that these connections, located as above stated, under the conditions on which this plant is operated, do not create a hazard.

"Violation Item No. 15, there are two burners installed in this plant, one used in the boiler room, which room or building, one story and mezzanine in height, is constructed on all sides and roof of galvanized, corrugated sheet metal, with but one opening from the first story, the mezzanine portion of this building being separated from the balance of the building on three sides by concrete flooring and corrugated, galvanized metal and opening direct to the drums of the asphalt plant.

"The committee recommends that the doorway opening leading to the boiler room be equipped with self-closing, fireproof doors.

"The other burner in question is used in a large corrugated shed in which are located the drums for heating some of the ingredients of the asphalt.

"In the opinion of the committee, this latter burner, working under the present conditions, does not create unnecessary hazard.

"Violation Item No. 20, the fuel oil pump in question is the one used for the elevation of the fuel oil from the large storage tanks as noted in this report under Item 11. This pump, being located outside of all buildings and being entirely in the open and under the constant care, day and night, of a licensed engineer, does not, in the opinion of the committee, cause any unnecessary hazard.

"Violations Items Nos. 22 and 28 can be taken together for the purpose of this report. The two tanks in question which are vertical, cylindrical tanks, each with a capacity of 26,000 gallons, are now located in a basin, which basin is below grade level, and which basin also contains three asphalt tanks.

"The space between the two tanks in question being but 3 ft., the committee is of the opinion that these two fuel oil tanks should be wholly enclosed in a basin, the floor and walls of which should be made of stone and concrete, the walls to be not less than 12 in. in thickness, properly reinforced, and the basin to have a capacity of not less than the combined capacity of the two tanks and, further, that one of these tanks is to remain vacant and unused at all times.

"Violation Item No. 32, this tank is a 1,000-gallon tank as hereinbefore noted, used for the daily supply of the burners of the asphalt plant and is located on angle irons, supported by the sides of each of the two large fuel oil tanks.

"Under present conditions the committee feels that this tank can with all safety be permitted.

"The committee feels further that this plant should be under strict supervision of a competent licensed engineer at all hours of the day and night.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JOHN GUILFOYLE,

"JAMES P. HOLLAND,

"JOHN J. McELLIGOTT."

Resolved, that the order and decision of the fire commissioner be and they hereby are modified, and that the appeal be and it hereby is granted, as to Order No. 51864-LC, Items 7 and 8, on condition that the tanks are built in compliance with rule 6, section 4 of the fuel oil rules; as to

Item 11, on condition that the connections as now made shall be maintained and no future connections be made unless complying with the fuel oil rules in all respects; as to Item 15, on condition that the present installation and protection in housing shall be maintained and that a fireproof, self-closing door shall be installed in the opening to the boiler room, and that no further extensions shall be made to the building; as to Item 20, the fuel oil pump shall be maintained as now installed and for the present use only; as to Items 22 and 28, on condition that the two 26,000-gallon fuel oil tanks shall be entirely enclosed in a basin, the floor and walls of which shall be made of stone concrete, the walls to be not less than 12 in. in thickness, properly reinforced, the basin having a capacity of one and one-half times the allowable storage in the tanks and that one of the two tanks is to remain empty and unused at all times; as to Item 32, on condition that the 1,000-gallon tank shall be separated and maintained in good order as now installed and shall meet the requirements of rule 6, section 4 of the fuel oil rules as to construction, and that the plant shall be under the supervision of a competent licensed engineer at all times of the day and night; that a proper system for the extinguishing of oil fires, either foamite or steam, as approved by the fire department, shall be installed.

## PETITIONS FOR VARIATIONS.

395-30-S.

PETITIONER—Crocker National Fire Prevention Engineering Co., for 303-311 Fourth Avenue Corp., lessee.  
SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—303-311 Fourth Avenue and 10113 East 23rd Street, northeast corner, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 4, 1931, 2 p. m., pending decision of corporation counsel.

106-31-S.

PETITIONER—Helen W. Seeley, for Jacob Feldman lessee.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—145-17 Jamaica Avenue, Jamaica Borough of Queens.

APPEARANCES—

For Petitioner: William L. Shrauth.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 4, 1931, 2 p. m., on request of petitioner.

737-30-S.

PETITIONER—John Caldwell Myers, for 521 Fifth Avenue, Inc., owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—519-521 Fifth Avenue, northeast corner of East 43rd Street, Manhattan.

APPEARANCES—

For Petitioner: John Keating.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar.

945-17-S.

PETITIONER—J. F. Geraghty, president, Hitchcock, DeMody & Co., owners.

SUBJECT—Variation of the labor law, as cited in a decision of the fire commissioner.

PREMISES AFFECTED—528-542 Park Avenue, Brooklyn.



# MINUTES

## APPEARANCES—

For Petitioner: J. J. Barry, J. F. Geraghty and Agustave Dunbar.

For Administration: Inspector Maher of fire department.

## ACTION OF BOARD—Petition withdrawn to comply. THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

359-31-S.

PETITIONER—Halsey W. Wilson, for the H. W. Wilson Co., Inc., owner.

SUBJECT—Variation of the labor law, as cited in an order of the fire commissioner.

PREMISES AFFECTED—950-956 University avenue, The Bronx.

## APPEARANCES—

For Petitioner: Lambert G. Mapes and H. W. Wilson.

For Administration: Inspector Maher of fire department.

## ACTION OF BOARD—Petition granted on condition. THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(359-31-S)

WHEREAS, Halsey W. Wilson, for the H. W. Wilson Co., Inc., owner, filed, July 18, 1931, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 950-956 University avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated June 30, 1931 (re Order No. 86545-LD), reads:

"1. Discontinue the use of the above premises occupied for factory purposes in violation of Sec. 270 of the Labor Law.

"4. Remove panic bolts from entrance door on 1st floor, south stairway.";

and

WHEREAS, the building, erected in 1929, is fireproof, eight stories and basement in height, 56 ft. 7 in. by 66 ft. 8 in. in area; OCCUPIED by one concern for publishing indexes and reference books; basement, boiler room, 1 person; 1st story, shipping room, 4 persons; 2nd story, printing shop, 35 persons; 3rd story, stock room, 2 persons; 4th story, business office, 25 persons; 5th story, editorial office, 15 persons; 6th story, editorial office, 20 persons; 7th story, library, 3 persons; 8th story, cafeteria; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, petitioner contends that the order is based upon several items which will be complied with excepting as to Item No. 1, appealed from under original date, and as amended to include Item No. 4, under date of November 2, 1931, and that a certificate of occupancy has been issued by the superintendent of buildings, and proposes to install an engineer's ladder as a second means of egress from the basement story of the building.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted*, as to the second means of exit from the basement, *on condition* that a double-rung engineer's ladder shall be provided in the space shown as the ash hoist in the plans submitted in this petition, and further, *on condition* that not more than one person shall be engaged in the boiler room at any one time, and as to Item No. 4 the violation for the removal of the panic bolt on the entrance door on the first floor, south stairway, be and it hereby is *denied*.

Adjourned 5.10 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

THURSDAY AFTERNOON, NOVEMBER 12, 1931,

4 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

281-22-SR.

SUBJECT—Amendment to "Standpipe"—"Fire Line" Rules. APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to December 4, 1931, at 4 p. m.

### RULES.

693-20-SR.

SUBJECT—Amendment to Plumbing Rules.

APPEARANCES—

For Petitioner: A. Grand.

For Administration: Inspector Burke of Department of Water Supply, Gas & Electricity.

ACTION OF BOARD—Amendment adopted as printed on page 1236.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

Adjourned 5.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, NOVEMBER 17, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the regular meeting of the board held on Tuesday morning, November 10, 1931, and the minutes of the regular meeting of the board held on Tuesday afternoon, November 10, 1931, were approved as printed in Bulletin No. 46, Vol. XVI.

### BUILDING ZONE CASES.

289-31-BZ.

APPLICANT—John E. Roeser, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the conversion of occupancy from stores to a motor vehicle repair shop on the first story.

PREMISES AFFECTED—1697-1705 Jerome avenue, northwest corner of Clifford place, The Bronx.

APPEARANCES—

For Applicant: John E. Roeser.

For Opposition: John F. Levitus and Benjamin Albert.

ACTION OF BOARD—Laid over to December 11, 1931, at 10 a. m., pending inspection and report by committee of the board.

533-31-BZ.

APPLICANT—Martin J. Ort, for Abraham Brooks, owner.

SUBJECT—Request for preferential hearing—re Application (decision of the superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit, partly in a business district and partly in an unrestricted district, the maintenance of a building to be occupied as a motor vehicle repair shop and, also, a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—610 East 156th street, The Bronx.

APPEARANCES—

For Applicant: Nathan Ziering.

ACTION OF BOARD—Request for preferential hearing denied.

THE VOTE TO GRANT PREFERENTIAL HEARING—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

774-20-BZ.

APPLICANT—Marie C. Heine, owner.

SUBJECT—Reconsideration of vote—previously laid over for full vote of board—re Application for reopening—modification—re Application (decision of the superintendent of buildings), under sections 7a and 21 of the building zone resolution, to permit in a business district the extension in area of an existing garage for more than five (5) motor vehicles.

PREMISES AFFECTED—130-132 East 41st street, Manhattan.

APPEARANCES—

For Applicant: Frederick R. Ryan.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Application reconsidered and modification granted on condition.

THE VOTE TO RECONSIDER AND GRANT ON CONDITION—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(774-20-BZ)

WHEREAS, George E. Strehan, consulting engineer, for Marie C. Heine, owner, filed, December 20, 1920, with the board of appeals, an application, under the building zone resolution, to permit in a business district the extension in area of an existing garage for more than five motor vehicles; premises 130-132 East 41st street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its special meeting, January 18, 1921, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the premises are located in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 16, 1921, in acting on N. B. Application No. 435-1930, reads:

"1. Public garage in a business district is prohibited, article II, Sect. IV, Zoning Resolution."; and

WHEREAS, the existing building is non-fireproof, four stories in height, 23 ft. 3 in. by 122 ft. 6 in., irregular, in area; it is proposed to extend this building on the west-erly side, the extension to be of fireproof construction, four stories in height, with a frontage of 33 ft. 4 in., a depth of 98 ft. 9 in. at the street level and 88 ft. 10½ in. above, the width across the rear to be 50 ft.; and

WHEREAS, it appears that the plot in question was under one ownership on July 25, 1916, and there existed on this street a public garage for more than five motor vehicles, which garage still exists; and

WHEREAS, this application was granted by the board at its meeting, January 18, 1921, and owner, through her attorneys, McCombs & Ryan, requested a modification to permit removal of interior fire wall between extension and main building, which request was granted by vote of the board.

Resolved, that the action of the board of appeals in making a variation in the application of the use district regulations of the building zone resolution and in granting the application be and it hereby is affirmed, and that permission is hereby given to omit the fire wall originally proposed between the extension and main building.

322-31-BZ.

APPLICANT—Bernard Arons, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station.

PREMISES AFFECTED—6114-6124 17th avenue, northwest corner of 62nd street, Brooklyn.

APPEARANCES—

For Applicant: Louis H. Pink.

For Opposition: Joseph A. Mauro.

ACTION OF BOARD—Report of committee on inspection adopted; application denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |



# MINUTES

## THE VOTE TO GRANT—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

## THE RESOLUTION—

(322-31-BZ)

WHEREAS, Bernard Arons, owner, filed, June 25, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station; premises 6114-6124 17th avenue, northwest corner of 62nd street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 17, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 17th avenue is in a business district; 62nd street, west of 17th avenue, is in an unrestricted district; 62nd street, east of 17th avenue, is in a residence district; 61st street, east of 17th avenue, is in a residence district, and 61st street, west of 17th avenue, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 9, 1931, reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4-a, subdivision 15 and subdivision 46.

"The erection of a garage for more than five motor vehicles in a business district and the installation of a gasoline service station in a business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100 ft. on 17th avenue and 100 ft. on 62nd street, upon which it is proposed to erect a one-story non-fireproof garage for more than five motor vehicles and, also, on the southeast corner of the plot, on an irregularly shaped area, having a frontage of 42 ft. on 17th avenue and also on 62nd street; it is proposed to erect a gasoline service station; and

WHEREAS, the application was made the subject of inspection by a committee of the board, report of which inspection was made and read at hearing; and

WHEREAS, the report reads:

"Cal. No. 322-31-BZ.

"Premises 6114-6124 17th avenue, northwest corner of 62nd street, Brooklyn.

### REPORT OF COMMITTEE OF INSPECTION.

"On November 13, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under sections 7g and 21 of the building zone resolution to permit in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles and, also, a gasoline service station.

"Section 7g is not in any way substantiated, there having been no consents filed with this application. The application, therefore, is based wholly and solely on section 21—hardship.

"The premises in question have 100 ft. frontage on 17th avenue and 100 ft. frontage on 62nd street and is now vacant and unimproved.

"West of the westerly lot line of the premises under appeal on 62nd street and on the adjoining streets north and south the premises are in an unrestricted use district. Between 62nd and 63rd streets on the west side of 17th avenue the property is now developed mostly with two-story dwellings and other conforming uses. From 60th street to 61st street on the west side the property is now developed with the Swedish Home for the Aged. These properties, as noted, abut the unrestricted district to the west. The whole street frontage

between 61st street and 62nd street on the west side is now vacant and unimproved. Immediately opposite the premises under appeal on the east side of 17th avenue, between 61st and 62nd streets, the properties are all developed, with the exception of a 60 ft. frontage at the intersection of 62nd street and 17th avenue with two-story dwellings and conforming uses, all fully occupied.

"That the plot at the intersection of 17th avenue and 62nd street is shown as vacant on plans filed with this appeal, but is now being improved with a two-story building for store use on the first story and apartments above.

"That the same condition exists on the east side of 17th avenue between 60th and 61st streets. On the east side of 17th avenue between 62nd and 63rd streets the property is now vacant and unimproved. On the intersecting streets, 60th, 61st and 62nd, eastward from 17th avenue, the property is apparently all improved with two-family dwellings.

"There have been filed with this appeal sixteen objections and no consents.

"The committee is of the opinion that, due to the surrounding conforming development, all of which are apparently fully occupied and no non-conforming invasion along 17th avenue between 60th and 63rd streets, and also due to the large number of objections, with no consents, to the application, this application is not substantiated under section 21—hardship—and recommends the denial of the appeal.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the committee recommends the denial of the application under section 21—hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

814-28-BZ.

APPLICANT—Martin J. Ort, for John Cestano, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2-8 Bushwick avenue and 796-802 Metropolitan avenue, Brooklyn.

### APPEARANCES—

For Applicant: Martin J. Ort.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

### THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative .....

Absent .....

### THE RESOLUTION—

(814-28-BZ)

WHEREAS, William F. Doyle, for Holfield Realty Co., owner, filed, October 25, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-8 Bushwick avenue and 796-802 Metropolitan avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 26, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bushwick avenue, Devoe street and Metropolitan avenue are all in a business district; and



# MINUTES

WHEREAS, the decision of the superintendent of buildings, rendered October 19, 1928 (re Appl. No. 17481-1928), reads:

"Proposition is contrary to Art. II, Sec. 4(a) (46) of the Building Zone Resolution.

"Erection of a gasoline service station in a business use district and is herewith denied.";

and

WHEREAS, it is proposed to bury three 550-gallon tanks, erect five pumps, for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, all properties immediately affected other than a garage have filed consents; and

WHEREAS, there is on file more than 70 per cent consents, a preponderance of all properties affected within an area common to the practice of the application of rule 7, subdivision g, and the board deems that applicant is entitled to relief under section 21 of the building zone resolution and that a denial of the application would constitute unnecessary hardship and practical difficulty; and

WHEREAS, this application was granted by the board at its meeting, February 26, 1929, and October 8, 1931, on certain conditions, and applicant requested a modification of these conditions as to southerly wall, and now requests a modification as to width of driveways.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be built along the westerly property line a wall of approved masonry not less than 8 ft. in height, lined on the interior of the premises with a light-colored face brick or enameled brick with panel strip of dark-colored brick, the wall to be coped with architectural terra cotta or natural stone trim; that there shall be incorporated on the building lines a concrete curbing not less than 12 inches in height above grade, with not more than two driveways on either street front, each not exceeding a width of 14 ft. with curb cuts directly in front of said driveways to be not more than 14 ft. wide each; that there shall be incorporated on the plot at the corner formed by the intersection of Bushwick avenue and Metropolitan avenue a triangular concrete platform, not less than 12 inches in height above grade, at a distance from the corner in each direction of not less than 10 feet; this triangular platform not to be occupied by any pump or oil dispensing equipment; that there shall be no portable gasoline tanks maintained or operated on the premises; that any pump installed on the premises shall be located not less than 10 feet from the building lines in either direction; that the building proposed to be erected on the site shall be restricted to one story in height, to be occupied for office use of the business conducted on the premises and for shelter of patrons and operators thereof; that all permits shall be obtained within nine months and all work involved thereby completed within eighteen months from the date of this action.

185-31-BZ.

APPLICANT—Henry J. Nurick, for David Stern, owner.  
SUBJECT—Application (re decision of the superintendent of buildings), under section 7a of the building zone resolution, to permit in a residence district the erection and maintenance of an extension to an existing business building (bakery).

PREMISES AFFECTED—1157-1159 Madison street, north side, 100 ft. east of Central avenue, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Francis H. Giaccone.

ACTION OF BOARD—Report of committee of inspection adopted; application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(185-31-BZ)

WHEREAS, Henry J. Nurick, for David Stern, owner, filed April 28, 1931, an application, under the building zone resolution to permit in a residence district the erection and maintenance of an extension to an existing business building (bakery); premises 1157-1159 Madison avenue, north side, 100 ft. east of Central avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting November 17, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Madison street is in a residence district and Central avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings rendered April 16, 1931 (re Applic. 4166-31), reads:

"Proposed front and rear extensions to a bakery located in a residential district are contrary to Art. 2, Sect. 3 of the Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 75 ft. and a depth of 100 ft.; on the front of the plot there is located a two and three-story non-fireproof structure, 50 ft. by 50 ft. in area; occupied on the basement story as a bakery; for flour storage and offices in the first story, and as dwellings above; on the vacant plot to the east of this building it is proposed to erect a one-story extension having a frontage of 25 ft. and a depth of 50 ft.; to be used for storage of motor vehicles (trucks) in the ownership of the bakery and baking purposes; there are other accessory use buildings on this plot; and

WHEREAS, the premises under appeal were the subject of an inspection by a committee of the board, report of which was read at this hearing and herewith made a part of this resolution; and

WHEREAS, the report of the committee reads:

"Cal. No. 185-31-BZ.

"Premises 1157-1159 Madison street, north side, 100 ft. east of Central avenue, Brooklyn.

REPORT OF COMMITTEE OF INSPECTION.

"On November 5, 1931, a committee of inspection of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application to permit in a residence district the erection and maintenance of an extension to an existing business building—bakery.

"The premises under appeal which have a 25 ft. frontage on Madison street are a portion of a lot with a 75 ft. frontage, the balance of which lot is now used as a bakery and has been in such usage for the past twenty-five years. The whole plot, namely, 75 ft. frontage on Madison street, has been in one ownership during all that time.

"The applicant seeks to erect a building on the front of the 25 ft. portion under appeal, covering an area of 25 ft. by 50 ft., to be used for the storage of the trucks in the ownership and operation of the business conducted on the premises. This portion of the lot at the present time is vacant and unimproved. The rear 50 ft. portion of this property is now used for repairs to automobiles in the ownership of the owner and operator of the business and for a certain amount of storage.

"The application is predicated under section 7a of the building zone resolution. This section is fully substantiated in that the present use existed on the premises for the past twenty-five years and the total plottage, namely, 75 ft. frontage on Madison street, has been in one ownership during all this time.

"The committee is of the opinion that the erection of a one-story building above grade as proposed and for



# MINUTES

the use as proposed would be a better condition than now exists, and, with the proper restrictions, would not in any way affect the balance of the property in the street.

"The committee, herefore, recommends the granting of this appeal, with such safeguards as will protect the adjoining and abutting properties.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.  
"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the applicant has substantiated his basis of appeal under section 7a of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be limited to one story in height, to cover an area of 25 ft. by 50 ft., located on the front of the property; that there shall be but one vehicular entrance to the building on Madison street, not more than 12 ft. wide; that the gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be finished in the same architectural design and material as the facade of the buildings now located on the premises; there shall be no advertising signs of any nature or description on this portion of the premises; that the building as proposed shall be fire-retarded in accordance with the rules of the board of standards and appeals; there shall be no gasoline of any nature or description stored or used on the premises other than the gasoline in the tanks of the cars so stored; the use of these premises shall be wholly and solely for the owner and operator of the bakery business conducted on the premises for the storage of trucks used in said business; any other owner to whom the property may be sold or transferred shall not have the use of this variation; any skylights installed in the roof shall be set back not less than 15 ft. westerly from the easterly lot line and shall be glazed with ¼-inch plate glass, protected with wire guards above and below; any permits required shall be obtained within six months and all work completed within one year from the date of this action.

4-31-BZ.

APPLICANT—John Somyak, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Leo K. Martus and Max Horn.

For Opposition: Charles C. Bunker and H. J. Fligel.

ACTION OF BOARD—Report of committee of inspection adopted; application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(4-31-BZ)

WHEREAS, John Somyak, owner, filed, January 5, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises

84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 17, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Barry place is in a business district; Beach 84th street is in a business district; Beach 85th street is in a business district; Java place, east side, is in a business district, and Java place, west side, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 16, 1931 (re Plan No. Alt. 6391-1930), reads:

"3. The use or occupancy of present storage building for the storage of more than five motor vehicles or the extension of such building for the storage of more than five motor vehicles in a business district is contrary to article 2, section 6, Building Zone Resolution.";

and

WHEREAS, the premises consist of a corner lot, 75 ft. by 118 ft., upon which are located two frame buildings, one and two stories in height, also a one-story cement block building termed in the certificate of occupancy as a wagon shed; it is proposed to erect a one-story building on the corner, 57 ft. 2 in. by 74 ft. 1 in. (which includes the wagon shed building), for the purpose of conducting a garage for the storage of thirty trucks, owned and operated by the applicant in connection with the existing business use on the premises, within a business use district; and

WHEREAS, these premises under appeal were subject to an inspection by a committee of the board, which reported favorably on the granting of this application, with such safeguards as would protect adjoining property owners, and report of which committee is herewith incorporated, reading:

"Cal. No. 4-31-BZ.

"Premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

REPORT OF COMMITTEE OF INSPECTION.

"On November 5, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21 of the building zone resolution—hardship—to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

"The premises in question which are now vacant and have a frontage of 25 ft. on Barry place are a portion of a total plot which has approximately 118 ft. frontage on Barry place and is 75 ft in depth. Sixty feet of this property is now used for the business of a news depot. Adjoining the news depot are two buildings now used for the storage of trucks in the conduct of the business conducted on the premises. The applicant seeks to enlarge one of these buildings, one story in height above grade, to include the premises under appeal, to be used for the storage of trucks in the ownership and operation of the business conducted on the premises.

"Barry place westward terminates at the Long Island Railroad, also known as Java place, a distance of about 200 ft. from the property under appeal, and eastward terminates at Beach 84th street.

"Opposite the premises under appeal are two very old dilapidated two-story buildings used for dwelling purposes.

"There have been filed with this appeal thirteen objections and twenty-two consents, the greater portion of the objectors being located on Beach 84th street and Beach 85th street, and, under the existing conditions would not, in the opinion of the committee, be seriously affected by the granting of this appeal.

"The committee is further of the opinion that a well-constructed building, one story in height, and allowing no vehicular entrance on Beach 84th street and used



# MINUTES

wholly and solely for the storage of trucks used in the conduct and operation of the business conducted on the premises, prohibiting any gasoline storage of any nature or description, would not seriously affect adjoining and abutting properties and would greatly improve the present condition existing on the premises.

"The committee, therefore, recommends granting of this appeal, with such safeguards as will protect adjoining and abutting properties.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the board deems that a denial of this application would devolve a hardship upon the applicant as within the purview of section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, permitting a building to be erected at the intersection of Barry place and Beach 84th street, Rockaway Beach, for a distance of approximately 77 ft. from the building line on Beach 84th street to the extreme westerly lot line of the proposed building, on condition that the building shall be erected one story in height, fireproof throughout, the rear wall running westerly from Beach 84th street to be unpierced throughout its entire height and length and the westerly wall of the proposed building shall be unpierced with the exception of one opening, not more than 3 ft. 8 in. wide, equipped with a self-closing, fireproof door; there shall be no openings of any nature or description on Barry place, except windows, the sills of which shall be not less than 6 ft. above the sidewalk level; all vehicular openings to the garage shall be confined to the Beach 84th street frontage, two in number, each opening not more than 12 ft. wide, with curb cuts directly in front thereof not more than 14 ft. wide each; there shall be no gasoline stored or maintained on the premises except that in the tanks of the cars stored on the premises; the use of this building shall be wholly and solely for the storage of trucks owned and operated in connection with the news depot business conducted on the premises and for the use of its present owners; the front elevation on Beach 84th street and Barry place shall be finished with face brick and architectural terra cotta or stone trim; there shall be no advertising signs of any nature or description permitted on the proposed new building; any skylights installed shall be set back from the rear lot lines not less than 15 ft., glazed with 1/4-inch plate glass, protected with wire guards above and below; that this use shall be confined to the present owners of the premises and shall not run with the land or be a basis for a future application either for a public garage or a gasoline service station; that all permits required shall be obtained within six months and all work completed within one year from the date of this action.

371-31-BZ.

APPLICANT—Abner Goldstone, for Annie V. Long, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—824-826 Castleton avenue, south side, 29.79 ft. east of Pelton avenue, West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Abner Goldstone.

For Opposition: None.

ACTION OF BOARD—Report of committee of inspection adopted; application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(371-31-BZ)

WHEREAS, Abner Goldstone, for Annie V. Long, owner, filed, July 27, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 824-826 Castleton avenue, south side, 29.79 ft. east of Pelton avenue, West New Brighton, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 10, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Castleton avenue is in a business district; Regan avenue is in a residence district, and Pelton avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 14, 1931 (re N. B. 732-1931), reads:

"Your application (N. B. 743-1931) to erect a gasoline selling station on premises S.S. Castleton Ave., No. 824-826, 29.75 Ft. East of Pelton Ave., West New Brighton, Borough of Richmond, is hereby disapproved, as it is contrary to the Zoning Resolution to erect a gasoline selling station in a business use zone."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100 ft. on Regan avenue and 67.17 ft. on Castleton avenue, upon which is located, on the southerly Regan avenue front, a dwelling and a three-car garage; on the northeast corner of the plot there is located a store which it is proposed to remove; it is proposed to erect on the Castleton avenue front of the plot a one-story building (office, etc.), 12 ft. by 12 ft. in area, grease pits and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the application was made the subject of an inspection by a committee of the board, report of which inspection was read at the public hearing and is made a part of this resolution; and

WHEREAS, the report reads:

"Cal. No. 371-31-BZ.

"Premises 824-826 Castleton avenue, south side, 29.79 ft. east of Pelton avenue, West New Brighton, Borough of Richmond.

REPORT OF COMMITTEE OF INSPECTION.

"On November 13, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21—hardship—to permit in a business use district the erection and maintenance of a gasoline service station.

"A portion of the premises under appeal facing on Castleton avenue are now vacant. The corner portion, which has a frontage of about 20 ft. on Castleton avenue, is developed with a one-story building formerly used for store purposes. On the portion which is now vacant was situated a two-story frame dwelling used by the owner of the premises under appeal. This building has been removed so that it is now located on Regan boulevard, the rear of the property under appeal.

"The owner has submitted evidence that he was unable to obtain a loan to construct a business building on these premises and is, therefore, desirous of installing a gasoline service station as applied for.

"The owner has owned this property for seventeen years, this being his only source of income. He proposes to occupy the dwelling house for his own use and to conduct a gasoline service station on the portion of the plottage fronting on Castleton avenue.

"Immediately opposite the premises under appeal on Castleton avenue there is now a gasoline service station



# MINUTES

which apparently was installed prior to the enactment of the building zone resolution prohibiting gasoline service stations in business districts.

"There have been filed with this appeal fifty-one consents and no objections. The consents include practically all of the property within the area which would be deemed to be affected by the board.

"The committee, therefore, is of the opinion that, with the proper safeguards imposed to protect the immediate abutting properties, this appeal could be granted under the existing conditions without affecting or working a hardship on the adjoining properties.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 on the grounds of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be constructed across the property under appeal, running approximately parallel with Castleton avenue, set back from Castleton avenue about 45 ft., on the westerly lot line, and 40 ft. on Regan avenue, a masonry wall not less than 7 ft. in height, coped with architectural terra cotta or natural stone and faced with white enamel brick, panel design; that any office installed on the premises shall be restricted to one story in height, masonry construction, faced with white enamel brick, panel design, roofed with Spanish tile or variegated slate, approximately 12 ft. by 12 ft. in area, located on the rear of the portion of the plot to be used as gasoline station and facing Castleton avenue; that any accessory use shall be housed in one-story, masonry structures, of same design and architecture as office building on premises, permitting open archways in the front if used for crankcase or greasercase service, said buildings to be located on the rear of plot under appeal; that all pumps shall be set back not less than 10 ft. from the building line; that there shall be constructed along the building line on Regan avenue, not otherwise covered by walls of any buildings and on Castleton avenue building line, a concrete curbing not less than 12 in. in height, 12 in. in width, with two openings, both on Castleton avenue, each opening not more than 12 ft. wide, with curb cuts directly in front of said openings not more than 14 ft. wide each; that any advertising signs or display shall be confined to the illuminated globes of the pumps or facade of the office or buildings erected on the premises; that there shall be no portable gasoline tanks permitted or maintained on the premises, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

320-31-BZ.

APPLICANT—Leroy P. Ward, for Big Four Realty Corp., lessee, for Estate of John H. Slattery, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under sections 6, 7a, 7c, 7e and 21 of the building zone resolution, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Manhattan.

APPEARANCES—

For Applicant: Leroy P. Ward.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

## THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(320-31-BZ)

WHEREAS, Leroy P. Ward, for Big Four Realty Co., lessee, for Estate of John H. Slattery, owner, filed, June 24, 1931, an application, under the building zone resolution, to permit in a business and residence use district the alteration and extension in height of an existing garage for the storage of more than five motor vehicles; premises 252-262 West 87th street, south side, 95 ft. 9 in. west of Broadway, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 15, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 86th street, from West End avenue to a point 100 ft. west of Broadway, is in a residence district; 87th street, from West End avenue to a point 100 ft. west of Broadway, is in a residence district; Broadway, for a distance 100 ft. east and west thereof, is in a business district, and West End avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 19, 1931 (re Alt. Applic. No. 1121-1931), reads:

"5. Proposed installation of store in a residence district is contrary to section 3 of Building Zone Resolution.

"6. Proposed structural alteration and addition to garage in a residence and business district is contrary to section 3 and section 4 and to section 6 of the Building Zone Resolution."

and

WHEREAS, the existing building is of non-fireproof construction, three stories in height, with a frontage of 125 ft. and a depth of 100 ft. 8½ in.; occupied as a garage for the storage of more than five motor vehicles; it is proposed to extend the building in height to four stories and reconstruct the building fireproof throughout; a portion of first story to be occupied as a store and showroom and remainder of building as a garage for more than five motor vehicles; and

WHEREAS, the application is predicated upon section 21 of the building zone resolution—hardship—having been previously denied by this board under sections 7 and 7c, and section 7e being hardly applicable in this application, as all of the property with the exception of 4.1 ft. lies within the residence use zone; and

WHEREAS, this application was granted by the board at its meeting, September 15, 1931, on certain conditions, and applicant requested a modification as to window and door openings in rear wall and as to store use; and

WHEREAS, the board considered such modification could be granted in view of the fact that the prohibition generally placed by the board is done to protect the residential character of the neighborhood invaded, and in this particular instance practically the whole balance of the residential area of this street up to within 100 ft. of West End avenue is now invaded with non-conforming uses.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the extension to present building, permitting a four-story structure in place of the present three-story structure, for a height of approximately 45 ft. over all, also permitting the use of the first story, easterly portion of the premises, for a distance of not more than 35 ft. on the street frontage to be used for general store purposes; no merchandise to be stored or maintained outside building line; no advertising signs or display for business use other than



# MINUTES

fixed letters to plate glass show windows of store fronts, and one projecting electric sign on the front of the building indicating the name and nature of the business conducted on the premises, *on condition* that the entire building shall be made fireproof throughout; that the front elevation shall be of face brick with architectural terra cotta or stone trim; that no portable gasoline tanks shall be maintained or operated outside the building line; any skylights installed in the roof shall be set back not less than 15 ft. from the rear lot line or side lot lines and shall be equipped with plain glass, protected with wire guards above and below; the gable walls shall be unpierced throughout their entire height and length and the rear wall shall have 25 per cent of its area covered with fireproof windows with fixed frame and sash on each of the third and fourth stories; that in the rear wall on the first and second stories there shall be installed

four fireproof windows in each story, not more than 2 ft. 6 in. by 2 ft. 6 in. in area, equipped with fixed frame and sash, and also permitting one self-closing, fireproof door in rear wall, each story, not more than 3 ft. 8 in. wide; that no roof signs shall be displayed; that the rear wall above the second story shall be set back from the rear lot line not less than 10 ft.; that the building code, code of ordinances and the building zone resolution shall be complied with in all other respects; that all permits required shall be obtained within six months and all work involved thereby completed within eighteen months from the date of this action.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 17, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

398-31-A.

APPELLANT—Ninety-Five Wall Street Realty Co., Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—115-117 Water street and 91 Wall street, southeast corner, Manhattan.

APPEARANCES—

For Appellant: Lloyd Chrystie.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 1, 1931, at 2 p. m., to give appellant an opportunity to consult with owner.

314-31-A.

APPELLANT—A. J. O'Brien, for Jacob and Josef Kohn & Mundus, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—29-60 Review avenue, southwest corner of 29th street, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: A. J. O'Brien.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 11, 1931, at 2 p. m., to obtain approval of plans from building department. Final disposition.

514-31-A.

APPELLANT—Samuel Weiselberg, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—149-153 Wooster street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn on written request.

### THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

245-31-A.

APPELLANT—Alfred Giuliani, for Dry-Wall Manufacturing & Construction Co., Inc., owner.

SUBJECT—Appeal from a decision of the superintendent of buildings—re approval of self-supporting steel structure bungalow and Dry-Wall Block—none bearing walls.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

### THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

364-30-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for William H. McBee, owner.

SUBJECT—Rehearing—reconsideration of vote, previously laid over for full vote of board—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—71-73 Murray street, Manhattan.

APPEARANCES—

for Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Previous vote reconsidered and appeal granted on condition.

### THE VOTE TO RECONSIDER PREVIOUS VOTE AND GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

### THE RESOLUTION—

(364-30-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for William H. McBee, owner, filed, May 29, 1930, an appeal from an order of the fire commissioner, affecting premises 71-73 Murray street, Borough of Manhattan; and



# MINUTES

WHEREAS, the order of the fire commissioner, dated May 0, 1930 (re Order No. 75403-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Section 580-1, Chapter 5, Code of Ordinances and rules of the Board of Standards and Appeals.";

nd  
WHEREAS, the building is fireproof, twelve stories in height, 49 ft. 8½ in. by 100 ft. 6¾ in. in area at first story and 49 ft. 8½ in. by 90 ft. 6 in. in area above; OCCUPIED for offices and showrooms, not more than fifteen persons per story; EQUIPPED with a sprinkler system and a standpipe system fed from a combination house supply and standpipe tank, 8,500 gallons capacity, the bottom of which is 15 ft. 6 in. above the hose outlet of the highest story; and

WHEREAS, in lieu of complying with the order of the fire commissioner, the appellant proposes to connect the house supply pipe on the outside of the tank at a height which will leave 3,500 gallons reserved for the standpipe lines; furthermore, the appellant contends the owner would suffer a hardship if compelled to comply with the order, as the building was erected in 1911 and is provided with adequate fire protection; and

WHEREAS, the building was erected in 1911, at which time the present standpipe system was installed and apparently accepted by the department having jurisdiction.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above the top story hose outlet, *on condition* that such elevation shall be not less than 15 ft. above the top story hose outlet; that the hose in the top story outlet shall be equipped with ½-inch nozzles, and the standpipe system shall comply with the rules in all other respects.

394-31-A.  
APPELLANT—James P. Whiskeman, for Bingham Bros. Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—335-341 West 16th street, Manhattan.

APPEARANCES—

For Appellant: James P. Whiskeman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(394-31-A)

WHEREAS, James P. Whiskeman, for Bingham Bros. Co., owner, filed, August 10, 1931, an appeal from an order of the fire commissioner, affecting premises 335-341 West 16th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 28, 1931 (re Order No. 86187-F), reads:

"1. Provide approved iron shutters at north, east and west sides of building in lieu of present metal nailed on wood shutters. Section 375, Chapter 5, Code of Ordinances.";

and

WHEREAS, the building, erected in 1900, is non-fireproof, five stories in height, 100 ft. by 92 ft. in area; OCCUPIED as a tenant factory; 1st story, 15 persons; 2nd story, 20 persons; 3rd story, 10 persons; 4th story, 10 persons; 5th story, 15 persons; and

WHEREAS, there are five (5) windows in the westerly court wall on each story above the first story within 30 ft. of an opening in or within 30 ft. of the roof of a two-story dwelling to the west; in the rear wall there are nine (9) windows on the fifth story, four (4) windows on the fourth story, one (1) window on the third story and one (1)

window on the second story (the remaining windows on these stories being fireproof) within 30 ft. of openings in neighboring apartment buildings to the north and two (2) windows on each story above the first story in the easterly court wall within 30 ft. of an opening in the five-story apartment building to the east; and

WHEREAS, appellant contends that the windows are now provided with metal-covered wood shutters, and requests the acceptance of existing conditions as to shutters; and

WHEREAS, the building was erected in 1900 and apparently has been in the same condition so far as the windows are concerned since that date, that is, other than providing fireproof windows on some of the openings and providing wooden shutters with 26 gauge metal covering in other openings.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the windows on the east wall and west wall, *on condition* that these windows shall be either equipped with one of the following means: fireproof windows, approved iron shutters, or wooden shutters covered with No. 26 gauge metal, which, if latter method is used, are to be kept in a condition satisfactory to the fire department, and granted only so long as the exposures causing this order on the east and on the west remain unchanged, and that the building shall be not increased in height or area.

278-30-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Worth, Inc., owner.

SUBJECT—Rehearing—reconsideration of vote, previously laid over for full vote of board—re Appeal from orders of the fire commissioner.

PREMISES AFFECTED—43-45 West 34th street and 64 West 35th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Previous vote reconsidered and appeal granted on condition.

THE VOTE TO RECONSIDER PREVIOUS VOTE AND GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(278-30-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Worth, Inc., owner, filed, April 23, 1930, an appeal from orders of the fire commissioner, affecting premises 43-45 West 34th street and 64 West 35th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated April 21, 1930, read:

"Order No. 17893-F:

"1. Raise standpipe tanks to a height of 20' above standpipe outlet on 13th story and provide a reserve of 3,500 gallons for fire purposes. Sec. 20, Ch. 12, Code of Ordinances.";

and

"Order No. 17894-F:

"2. Extend standpipe outlets to stairhalls on all stories, Section 20, Chapter 12, Code of Ordinances.";

and

WHEREAS, the building is fireproof, thirteen stories in height, 74 ft. frontage on 34th street, extending through the block 197 ft. 6 in., with a frontage of 30 ft. on 35th street; OCCUPIED for office and factory purposes, not more than fifty persons to a story; and

WHEREAS, the appellant claims, as to Order No. 17893-F, that the existing standpipe system is fed from two 3,500-gallon steel tanks in the thirteenth story, the bottoms of which are 4 ft. 3 in. above the outlet in the thirteenth (highest) story, these tanks in turn are fed from a 1,200-



# MINUTES

gallon roof tank; the house supply is also taken from the bottom of the two 3,500-gallon tanks, and it is proposed to arrange the house supply connection so as to reserve 3,500 gallons solely for standpipe lines; as to Order No. 17894-F, that the present standpipe system was installed under an order from the fire department when the stairways were not enclosed; furthermore, the appellant contends the present standpipe system has existed about twenty-five years; the building faces on two streets, and is provided with adequate fire protection.

*Resolved*, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, as to Item 1, Order No. 17893-F, *on condition* that the elevation of the tanks shall be not less than 4 ft. above the hose outlet in the pent house story; the hose in the top story outlet shall be equipped with 1/2-inch nozzles; as to Item No. 2, Order No. 17894-F, *on condition* that the outlets of the standpipe riser on the 35th street portion of the building shall be extended to the stair hall enclosure; that the standpipe riser on the 34th street building shall be located as shown on the plans submitted in this appeal; the standpipe system shall comply with the rules in all other respects and the building shall be not increased in height or area.

143-31-A.

APPELLANT—Samuel Weiselberg, owner.

SUBJECT—Application for reopening to incorporate a new order from the fire commissioner for the purpose of consideration—re Appeal from orders of the fire commissioner.

PREMISES AFFECTED—149-153 Wooster street, Manhattan.

APPEARANCES—

For Appellant: Jacob Eichel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(143-31-A)

WHEREAS, Samuel Weiselberg, owner, filed, March 25, 1931, an appeal from an order of the fire commissioner, affecting premises 149-153 Wooster street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 5, 1931, reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Secs. 60, 61, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the building is fireproof, eight stories (100 ft.) in height, 98 ft. by 74 ft. 7 3/8 in. in area; OCCUPIED: cellar, storage of cardboard, 2 persons; 1st story (street floor), paper boxes, 24 persons; 2nd story, ladies' underwear, 20 persons; 3rd story, manufacture of suit cases, 10 persons; 4th story, manufacture of fibre cases, 10 persons; 5th story, manufacture of trays and novelties, 8 persons; 6th story, manufacture of metal spinning, 5 persons; 7th story, manufacture of dolls, 12 persons; 8th story, manufacture of trimmings, 8 persons; means of EGRESS consist of two fireproof stairways; the building being equipped with a sprinkler system and a fire alarm signal system; there is a 1,575-gallon tank for the standpipe system which is 11 ft. above the hose outlet in the top story; and

WHEREAS, the appellant contends that the building was erected in 1898 and that it would be a hardship to comply

with the order and that the building is equipped with a sprinkler system; and

WHEREAS, the building was erected in 1898, at which time the present standpipe system was installed; and

WHEREAS, this appeal was granted by the board at its meeting, May 26, 1931, on certain conditions, and appellant requests a modification of these conditions and an amendment to include Order No. 89308-F, reading:

"1. Provide a tank on roof of at least 3,500 gallons capacity. . . ."

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above the top story outlet and the capacity of the tank, *on condition* that such elevation shall not be less than 10 ft. above highest top story hose outlet; that the hose on the top story shall be equipped with 1/2-inch nozzles; that a tank with a reserve of 2,500 gallons maintained at all times for standpipe system shall be provided; that the standpipe system shall comply with the rules in all other respects; that the building shall not be increased in height or area, and that the use and occupancy shall remain substantially unchanged.

388-31-A.

APPELLANT—William M. McCarthy, receiver, for Metropolitan Commercial Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—536-538 Broadway, Manhattan.

APPEARANCES—

For Appellant: William M. McCarthy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(388-31-A)

WHEREAS, William M. McCarthy, receiver, for Metropolitan Commercial Corp., owner, filed, July 31, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 536-538 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 1, 1931 (re Order No. 81755-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20 ft. above the hose outlet in the highest story. Sections 580-581, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered July 30, 1931, reads:

"Replying to your letter of the 7th inst., relative to Order 81755-F which calls for the raising of gravity tank for standpipe system twenty feet above the outlet on the top story and in which you request that the order be rescinded, you are advised this order was issued under the requirements of Chapter 5, Sections 580 and 581 of the Code of Ordinances and must be complied with, therefore your request for rescindment is denied.";

and

WHEREAS, the building, erected in 1898, is non-fireproof, eleven stories in height, 50 ft. by 100 ft. in area; OCCUPIED: 1st story, store; upper stories, tenant factories, approximately fifty persons per story; and

WHEREAS, appellant contends that the building is equipped with a sprinkler system; that the two cross-connected gravity tanks for the standpipe system and, also, the house supply, each having a capacity of 2,000 gallons, are located approximately 15 ft. above the top story outlet; appellant proposes to arrange the house supply line so as to take the



# MINUTES

supply from above the 500-gallon mark on one of the tanks, leaving a total reserve of 2,500 gallons for standpipe use, and proposes, further, to provide a 3/4-inch nozzle on the hose attached to the top story outlet; and

WHEREAS, the building was erected in 1898, at which time the present standpipe system was installed and apparently accepted by the departments having jurisdiction therein.

Resolved, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank or tanks above the highest hose outlet existing and as to the capacity of the standpipe tanks, *on condition* that the elevation of the bottom of the tank or tanks shall be not less than 15 ft. above the highest hose outlet of the present standpipe line; that the hose in the top story shall be equipped with 1/2-inch nozzles and that the capacity of the tank or tanks shall have a reserve of not less than 3,000 gallons for the standpipe supply at all times; that the building shall be not increased in height or area, and that the standpipe system shall comply with the rules in all other respects.

305-30-A.

APPELLANT—Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner.

SUBJECT—Rehearing—reconsideration of vote, previously laid over for full vote of board—re Appeal from orders of the fire commissioner.

PREMISES AFFECTED—30-32 West 21st street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Previous vote reconsidered and appeal granted on condition.

THE VOTE TO RECONSIDER PREVIOUS VOTE AND GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(305-30-A)

WHEREAS, Samuel Rosenblum, for Charles Kaye Realty Co., Inc., owner, filed, May 1, 1930, an appeal from orders of the fire commissioner, affecting premises 30-32 West 21st street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated April 11, 1930, read:

“Order No. 73506-F:

“1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sections 580-581, Chapter 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.”;

and

“Order No. 73508-F:

“1. Arrange the house water supply pipe so that same will connect with tank on the outside thereof above the 3,500 gallon mark only. Section 580-581, Ch. 5, Code of Ordinances, and Rules of the Board of Standards and Appeals.”;

and

WHEREAS, the building is fireproof, twelve stories (150 ft.) in height, 50 ft. by 92 ft. in area at first story and 50 ft. by 84 ft. in area above; OCCUPIED: 1st story, vacant; 2nd story, manufacture of dresses, 20 persons; 3rd story, vacant at present; 4th story, manufacture of hats, 10 persons; 5th story, vacant at present; 6th story, manufacture of braid, 20 persons; 7th story, vacant at present; 8th story, manufacture of wash suits, 25 persons; 9th story, manufacture of hats, 50 persons; 10th story, manufacture of ties, 30 persons; 11th story, manufacture of hand bags, 25 persons; 12th story, manufacture of hats, 20 persons; EQUIPPED with an automatic sprinkler system and a standpipe

system; the bottom of the 3,000-gallon gravity tank supplying the standpipe system being located 8 ft. 6 in. above the outlet on the top story; and

WHEREAS, appellant proposes to arrange the house supply line on the outside of the standpipe tank so as to leave a 2,500-gallon reserve for the standpipe system, and in view of the protection afforded by the sprinkler system requests the acceptance of existing conditions as to the location of the standpipe tank; and

WHEREAS, the building was erected in 1907, at which time the present standpipe system was installed and apparently complied with the requirements of the department having jurisdiction thereof.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, as to Order No. 73506-F, Item 1, only so far as it affects the elevation of the bottom of the tank above the top story hose outlet and the capacity of the tank, *on condition* that the elevation of the bottom of the tank above the top story hose outlet shall be not less than 8 ft. 6 in.; that the hose at the top story hose outlet shall be equipped with 1/2-inch nozzles; that the building shall be equipped with an approved automatic sprinkler system, and as to Order No. 73508-F, Item 1, the capacity of the tank, that a reserve of 2,500 gallons shall be maintained for the standpipe supply at all times and the standpipe system shall comply with the rules in all other respects and the building shall be not increased in height or area.

376-31-A.

APPELLANT—A. Feldmann, for Ogden Construction Co., Inc., owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—148-150 West 24th street, Manhattan.

APPEARANCES—

For Appellant: A. Feldmann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(376-31-A)

WHEREAS, A. Feldmann, for Ogden Construction Co., Inc., owner, filed, July 28, 1931, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 148-150 West 24th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated January 14, 1931, read:

“Order No. 69451-LF:

“2. Protect all standpipe lines that are not located within a fire resisting enclosed stairway with either a covering of 1" asbestos expanded metal lath with 3/4" of Portland cement mortar, or by a tight well pointed enclosure of 2" terra cotta blocks. Secs. 581, Ch. 5, Code of Ordinances and Rules of the Board of Standards and Appeals.”;

and

“Order No. 77772-LF:

“1. Arrange the standpipe line so that same conforms to Sec. 580-1, Ch. 5, Code of Ordinances and Rules of the Board of Standards and Appeals and comply with the following:

“(a) Raise the tank to 20 feet above the highest outlet.

“(g) Provide a heating coil for tank.

“(h) Lower hose outlets of standpipe in stairhall at east side of building to not less than 5 and not more than 6 feet above the floor.”;

and

WHEREAS, the building is fireproof, twelve stories in height,



# MINUTES

50 ft. by 100 ft. in area at first story and 50 ft. by 90 ft. in area above; OCCUPIED: 1st story, stores; upper stories, tenant factories, approximately twenty persons per story; and

WHEREAS, appellant contends that the building is protected with a sprinkler system and connected with a central office fire alarm service; that the standpipe tank is located 13 ft. 6 in. above the hose outlet on the top story; that the water in the standpipe tank is circulated constantly and will not freeze; that the tank contains also the house supply which would be made warm and unpalatable if a heating coil was installed, and requests, further, the acceptance of the hose outlets as located at present; and

WHEREAS, the building was erected in 1912, at which time the present standpipe system was installed and accepted by the departments having jurisdiction therein.

Resolved, that the order of the fire commissioner (No. 17772-LF) be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, as to Item 1, *on condition* that the bottom of the standpipe tank shall not be less than 10 ft. above the top story hose outlet; that the hose in the top story shall be equipped with ½-inch nozzles; that the building shall be equipped with a sprinkler system with a central office fire alarm service; that the building shall be not increased in height or area and that the standpipe system shall comply with the rules in all other respects; *denied* as to Item (g) and *withdrawn* as to Item (h); as to Order No. 69451-LF, Item 2, the appeal be and it hereby is *denied*.

## PETITIONS FOR VARIATIONS.

385-31-S.

PETITIONER—Joseph D. Harrison, for Fulton Building Co., Inc., owner.

SUBJECT—Variation of the labor law, as cited in orders and a decision of the fire commissioner.

PREMISES AFFECTED—2248 Broadway, southeast corner of West 81st street, Manhattan.

APPEARANCES—

For Petitioner: Joseph Duke Harrison.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

375-31-S.

PETITIONER—Kenlon-Michels Co., Inc., for Estate of Matthew Wilks, owner.

SUBJECT—Variation of the labor law, as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—65-69 Nassau street, southwest corner of John street, Manhattan.

APPEARANCES—

For Petitioner: John Kenlon, T. A. Taylor, David Weir and Samuel Rosenblum.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Temporary chairman read report of committee; report adopted; petition granted on condition.

THE VOTE TO ADOPT REPORT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(375-31-S)

WHEREAS, Kenlon-Michels Co., Inc., for Estate of Matthew Wilks, owner, filed, July 28, 1931, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 65-69 Nassau street, southwest corner of John street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 24, 1931 (re certificate of occupancy), reads:

"In reply to your letter of July 17th, please be advised that the following objections must be complied with before a Certificate of Occupancy will be issued on the above premises:

"2. A second means of exit must be provided remote from the present stairway in accordance with section 271 of the Labor Law.

"3. All doors leading to exits must open outwardly.

"4. Building must be sprinklered. Section 280 of the Labor Law."

and

WHEREAS, under date of October 28, 1931, petitioner amended his petition to include Item No. 1 of order, reading:

"1. Building must be designed for 120 pounds floor load."

and

WHEREAS, the building, erected in 1894, is fireproof, ten stories and pent house in height, 50 ft. 3 in. by 70 ft. 1 in., irregular, in area; OCCUPIED: 1st story, stores; upper stories, jewelry manufacturing, stone setting, watch repairing and offices; 2nd story, 9 persons; 3rd story, 17 persons; 4th story, 9 persons; 5th story, 18 persons; 6th story, 19 persons; 7th story, 19 persons; 8th story, 22 persons; 9th story, 23 persons; 10th story, 30 persons; pent house, 4 persons; EXITS: an interior iron stairway, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, petitioner proposes to provide in the westerly side court of the building an exterior screened stairway with egress from same through the building to the main hallway on the first story; that inasmuch as there are not 200 persons above the seventh story a sprinkler system is not required, and requests the acceptance of existing conditions as to the doors leading to exits and of a floor load of seventy-five pounds per square foot; and

WHEREAS, this petition was made subject to an inspection by a committee of the board, which inspection was made and a report of said inspection with recommendations read at this hearing, and which report is made part of this resolution.

WHEREAS, the report of the committee reads:

"Cal. No. 375-31-S.

"Premises 65-69 Nassau street, Manhattan.

## REPORT OF COMMITTEE OF INSPECTION.

"On November 13, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application from a decision of the superintendent of buildings, which decision requires certain objections to be complied with before a certificate of occupancy would be issued by him. The objections are as follows:

"1. Building must be designed for 120 pound floor load.

"2. A second means of exit must be provided remote from the present stairway in accordance with section 271 of the labor law.

"3. All doors leading to exits must open outwardly.

"4. Building must be sprinklered. Section 280 of the labor law.

"The building was erected in 1894 and apparently has been used for the same use as now exists and which is desired to be continued.

"The present exits consist of an interior iron stairway running from the first story to the roof, the walls of



# MINUTES

the main hall on each story being part of this stairway, making a rectangular box stairway with metal-clad doors with wire glass across said hall a few feet north of the north side of the stairway on each floor.

"This door, for the purpose of this report and the resolution of the board, shall be known as Door No. 1.

"The hall on each floor runs south to south gable wall of building, which wall is unpierced. The stairway, with portions of hall noted, entirely surrounds the two elevators, which elevators are enclosed in open grille work. The grille work on the north and south sides of elevator extends only part way from floor to ceiling. The wall forming each enclosure of portion of the hall mentioned on each floor has two openings, each opening equipped with metal-clad doors with large panel wire glass, opening inward.

"The north door is to be known as No. 2 and the southerly door as No. 3.

"The factory work in this building is confined to all floors, except first and second, and consists of repairs and cleaning of watches, setting of stones, etc. Approximately one to three persons engaged in factory work in each workroom or office. Machinery consists of one to two motor-driven buffers in each workroom, the largest machine noted being one-quarter horsepower.

"The committee recommends as follows:

"Item 1. All factory work to be limited to that noted in this report and any machinery limited to electrically-driven machines of not more than one-quarter horsepower each; not more than three such machines to any one workroom; that there be no open flames of any nature or description permitted on the premises; that floor loads be posted in each workroom and on each floor; that said floors be designed for not less than seventy-five pounds per square foot live load.

"Item 2. There shall be provided an outside screened 45-degree iron stairway from the first story to the roof, located in the west court, with egress at the first story through unpierced fireproof passageway to main entrance, thence direct to the street; connections to this outside screened stairway on each floor except the second to be by means of an unpierced fireproof passageway from main hall to westerly window on north wall of west court; this window to be replaced on each floor by a self-closing, fireproof door, opening out, with sills at floor level, from this door across an iron balcony to the outside screened stairway—all to be as indicated on the plans submitted with this appeal. The passageway balcony and stairway to be not less than 44 in. wide. Balcony and stairway to be covered with galvanized metal not less than 12 gauge, extending 18 in. down the west side. All windows on the course of balcony and stairway to be self-closing, fireproof. Doors Nos. 1, 2 and 3 in main hall to be fireproof, self-closing. That there shall be no factory work of any nature or description permitted on the second floor.

"Item 3. Factory occupancy of each workroom to be limited in number to not more than three and for factory uses as noted in this report, that is, cleaning of watches, setting of stones, etc.

"The committee is of the opinion that the north, south and west sides of the elevators should be enclosed with fireproof, unpierced partitions throughout from the first story to the roof, the front enclosure of each elevator to be of fireproof partition with fireproof doors.

"Item 4. The appeal on this item could be withdrawn, as the basis of the order does not seem to lie, there being less than 200 persons above the second floor.

"(Signed) HENRY L. CONNELL,

Temporary Chairman.

"JAMES P. HOLLAND,

"JOHN GUILFOYLE."

and

*Resolved*, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is *granted*, as to Item No. 1, *on condition* that all factory work shall be limited to

that noted in the report and any machines shall be limited to electrically-driven machines of not more than one-quarter horsepower each, with not more than three such machines in any one workroom; that there shall be no open flames other than one open flame in each workroom, a Bunsen burner with a capacity of about the size of a pilot light from a gas pipe; that floor loads shall be posted in each workroom and on each floor; that said floors shall be designed for not less than seventy-five pounds per square foot live load; *granted*, as to Item 2, *on condition* that there shall be provided an outside screened 45-degree iron stairway from the first story to the roof, located in the west court, with egress at the first story through unpierced fireproof passageway to main entrance, thence direct to the street; connections to this outside screened stairway on each floor, except the second, to be by means of a fireproof passageway from main hall to easterly window in the northerly wall of the westerly court and unpierced except to permit doorway openings in northerly wall equipped with self-closing, fireproof doors not less than 44 in. wide; this window to be replaced on each floor by a self-closing, fireproof door, opening out, with sills at floor level, from this door across an iron balcony to the outside screened stairway, all to be as indicated on the plans submitted with this petition; the passageway, balcony and stairway to be not less than 44 in. wide; balcony and stairway shall be covered with galvanized metal of not less than 12 gauge, extending 18 in. down the west side; all windows on the course of balcony and stairway to be self-closing, fireproof; Doors Nos. 1, 2 and 3 in the main hall shall be fireproof, self-closing, and that there shall be no factory work of any nature or description on the second floor, and *granted*, as to Item No. 3, *on condition* that the factory occupancy of each workroom shall be limited in number to not more than three persons engaged in factory work and factory work limited to that noted in this report, that is, the cleaning of watches and setting of stones, etc.; that the elevator shaft shall be enclosed on three sides with fire-retarding material consisting of metal lath and 3/4-inch cement mortar attached to metal studs or direct to framework of present enclosure from the cellar to the roof, in accordance with the rules of the board of standards and appeals, and the front of the elevators shall be fully enclosed with wire glass panels and doors in metal frames; that the labor law shall be complied with in all other respects and the building shall be not increased in height or area, and *withdrawn* as to Item No. 4.

## APPLIANCES SUBMITTED FOR APPROVAL.

624-30-SA.

PETITIONER—Sunbeam Engineering Corp., owner.

SUBJECT—Sunway Oil Burner, approval of.

## APPEARANCES—

For Petitioner: William T. Baxter.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Report of fire department adopted and appliance approved.

## THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(624-30-SA)

WHEREAS, Sunbeam Engineering Corp., owner, filed, October 8, 1930, a petition with the board of standards and appeals for approval of their device known as the Sunway Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report and the report of the chief of the bureau of fire prevention dated November 13, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby approve the device known as the Sunway Oil Burner for use in domestic and commercial installations when in-



# MINUTES

stalled in accordance with the report of the chief of the bureau of fire prevention and the rules of the board of standards and appeals.

463-31-SA.

PETITIONER—Auburn Burner Corp., owner.

SUBJECT—Silent-Auburn Fuel Oil Burner, Models A, B and C, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Report of fire department adopted and appliance approved.

THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(463-31-SA)

WHEREAS, Auburn Burner Corp., owner, filed, September 22, 1931, a petition with the board of standards and appeals for approval of their device known as the Silent-Auburn Fuel Oil Burner, Models A, B and C; and

WHEREAS, this device was submitted to the fire department for test and report, and a report of the chief of the bureau of fire prevention dated November 12, 1931, recommends the approval of this device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Silent-Auburn Fuel Oil Burner, Models A, B and C, for use in domestic and commercial installations when installed in accordance with the fuel oil rules of the board of standards and appeals and the report of the chief of the bureau of fire prevention.

Adjourned 5.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

# RULES

## AMENDMENT TO RULES FOR PLUMBING, DRAINAGE, WATER SUPPLY, ETC.

Adopted by the Superintendent of Buildings, Effective April 23, 1912; Amended by the Board of Standards and Appeals, July 5, 1917; December 27, 1918; March 8, 1921; October 21, 1921; January 8, 1924; May 5, 1931, and November 12, 1931.

[693-20-SR]

155. Where a hot water supply system is installed, the distance between the hot and cold water risers should not be less than six inches. Where it is impossible to place

them six inches or more apart, the hot water riser must be covered with an approved insulating material and a method of circulation provided that will insure a prompt delivery of hot water at the faucet when required.

All hot water systems in buildings of more than four stories in height shall be of an approved circulating type. In buildings of four stories or less where the developed length of hot water piping exceeds 100 feet from the boiler to the fixture, an approved circulating system shall be installed.

# PUBLIC HEARING

## PROPOSED AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Tuesday, November 24, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules. Matter in *italics* is new. Matter in brackets [ ] is old matter to be omitted.

### Rule 8. Piping for Fuel Oil.

#### Section 3. Fill Pipes.

(a) Each tank shall be provided with a separate fill pipe, except as otherwise stated in these rules, which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall

be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located *at or above grade in front of the building or at the side of the building adjacent to a driveway and as remote as practicable from any building opening or subway gratings. The distance between the fill line terminal and the driveway as the case may be shall not exceed thirty (30) feet.*

(b) Where the top of the tank is above the fill box the fill pipe shall be connected to the top of the tank and be provided with a gate valve sealed closed when not in use at the tank, and a swinging check valve shall be provided in the fill line at the fill box.

# NOTICE

## REVISED ELEVATOR RULES

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after

July 2, 1931, and that thereafter until December 12, 1931, it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1931.



# RULES

## FIRE DRILL RULES, ADOPTED OCTOBER 5, 1923.

The following rules, governing Fire Drills, were adopted by the Board of Standards and Appeals at the special meeting held on Friday, October 5, 1923:

### DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 and in any other building in which the Fire Commissioner may be directed pursuant to the power conferred in section 775-B of the Greater New York Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION.

|                      |            |
|----------------------|------------|
| Premises .....       |            |
| Name of concern..... |            |
| Building No.....     | Story..... |

#### FOREMAN OR PERSON IN CHARGE

|               |                  |
|---------------|------------------|
| Regular ..... | Substitute ..... |
|---------------|------------------|

#### WATCHMAN

|       |       |
|-------|-------|
| ..... | ..... |
| ..... | ..... |

#### MALE SEARCHER

|       |       |
|-------|-------|
| ..... | ..... |
|-------|-------|

#### FEMALE SEARCHER

|       |       |
|-------|-------|
| ..... | ..... |
|-------|-------|

#### STREET ALARM BOX RUNNER

|       |       |
|-------|-------|
| ..... | ..... |
|-------|-------|

#### FIRE BRIGADE

|       |       |
|-------|-------|
| ..... | ..... |
| ..... | ..... |
| ..... | ..... |

#### EXIT GUARDS

|       |           |       |
|-------|-----------|-------|
| ..... | Exit..... | ..... |
| ..... | " .....   | ..... |
| ..... | " .....   | ..... |
| ..... | " .....   | ..... |
| ..... | " .....   | ..... |
| ..... | " .....   | ..... |

### SQUAD MONITORS

|       |                  |
|-------|------------------|
| ..... | Squad No. 1..... |
| ..... | " " 2.....       |
| ..... | " " 3.....       |
| ..... | " " 4.....       |
| ..... | " " 5.....       |
| ..... | " " 6.....       |

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captains) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

#### Rule 4. Duties of Searchers.

The MALE and FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

#### Rule 5. Duties of Street Alarm Box Runner.

The STREET ALARM BOX RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.



---

# RULES

---

## Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

## Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

## Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

## Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm

rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

## Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNER, LESSEE OR TENANT who supervises the FIRE DRILL at the building shall submit to an examination by the Bureau of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

## Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

## Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

---

# NOTICE

---

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price \$1.25; by mail \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price 30c; by mail 35c.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.  
 1030-27-A—13-16 Central Park West, Manhattan.  
 1031-27-A—20-28 West 72nd street, Manhattan.  
 1032-27-A—242-248 West 76th street, Manhattan.  
 726-30-A—16 West 98th street, Manhattan.  
 737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

### *Appliances Submitted for Approval.*

- 610-22-SA—Crocker Gas Valve, approval of.  
 799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
 124-23-SA—Master Gas Shut-Off Valve, approval of.  
 125-23-SA—Packless Gas Shut-Off Valve, approval of.  
 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
 297-23-SA—"Automatic" Deluge Valve, approval of.  
 443-23-SA—Automatic Gas Shut-Off, approval of.  
 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)  
 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
 1264-25-SA—Koerting Gear Pump, approval of.  
 187-27-SA—Keenan Gas Shut-Off Valve, approval of.  
 537-27-SA—Leader Gas Shut-Off Valve, approval of.  
 814-27-SA—Elkhart Flush Type Siamese, approval of.  
 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.  
 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.  
 712-28-SA—Alert Gas Shut-Off Valve, approval of.  
 958-28-SA—N. D. T. Fire Gong Control Panels, approval of.  
 42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.  
 210-29-SA—A Diamond "S" 250 lbs. 2½-inch Angle Globe Water Hose Valve, approval of.  
 380-29-SA—Kennedy 2½-inch Hose Outlet Valve, Type "A," approval of.  
 195-30-SA—Simplex Water Pressure Reducing Valve, approval of.  
 260-30-SA—Scranton Steam Pumps, approval of.  
 359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.

- 568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.  
 624-30-SA—Sunway Oil Burner, approval of.  
 730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.  
 32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.  
 40-31-SA—Petro Oil Burner, Models D-10 to D-15, approval of.  
 125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.  
 137-31-SA—Can't Pull Anti-Syphon Trap, approval of.  
 198-31-SA—Silent Champion Oil Burner, Model D, approval of.  
 224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.  
 250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.  
 251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.  
 345-31-SA—Silent Glow Oil Burner, Model 1000, approval of.  
 348-31-SA—S. A. Ghapco Steam Generator, approval of.  
 354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.  
 396-31-SA—Schwarze Single Stroke Bells for Fire Alarm Duty, No. 37-A and No. 37-D, approval of.  
 420-31-SA—Delco Heat Oil Burner, approval of.  
 425-31-SA—Leader Oil Burner, approval of.  
 437-31-SA—Goulds Rotary Oil Pump, approval of.  
 438-31-SA—Quigley No. 10 Low Pressure Oil Burner, approval of.  
 444-31-SA—Goodrich Oil Burner, Models G-0, G-1, G-2 and G-3, approval of.  
 451-31-SA—Petro Model T Oil Burner, approval of.  
 452-31-SA—Petro Model W Oil Burner, approval of.  
 463-31-SA—Silent-Auburn Fuel Oil Burner, Models A, B and C, approval of.  
 470-31-SA—Todd Spiro Burner, approval of.  
 479-31-SA—Bettendorf High Pressure Oil Burner, approval of.  
 513-31-SA—Autopulse Electric Oil Pump, Model 600, approval of.  
 520-31-SA—Gilbert & Barker Junior Flexible Flame Domestic Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

# CONCRETE RULES

## USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement:

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to November 18, 1931.....   | 553  |
| Restored to calendar.....                  | 95   |
| <b>MISCELLANEOUS APPLICATIONS.</b>         |      |
| Requests to reopen.....                    | 288  |
| Requests to amend.....                     | 13   |
| Requests for modification.....             | 96   |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 54   |
| Requests for extension of permit.....      | 6    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 12   |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 2    |
| Total .....                                | 1541 |
| Disposed of .....                          | 1187 |
| Cases pending November 18, 1931.....       | 354  |

## DISPOSITION OF CASES.

|                                                     |     |
|-----------------------------------------------------|-----|
| Withdrawn .....                                     | 96  |
| Dismissed .....                                     | 34  |
| Denied .....                                        | 138 |
| Granted .....                                       | 5   |
| Granted on condition.....                           | 349 |
| Appliances approved .....                           | 54  |
| Appliances dismissed, disapproved or withdrawn..... | 27  |
| Rules approved .....                                | 7   |
| Rules disapproved, rescinded or withdrawn.....      | 1   |

## MISCELLANEOUS ACTIONS.

|                                                  |      |
|--------------------------------------------------|------|
| Requests to reopen granted.....                  | 236  |
| Requests to reopen denied.....                   | 48   |
| Requests to amend granted.....                   | 13   |
| Requests to amend denied.....                    | 0    |
| Requests for modification granted.....           | 74   |
| Requests for modification denied.....            | 22   |
| Requests to rescind granted.....                 | 4    |
| Requests to rescind denied.....                  | 0    |
| Requests for extension of time granted.....      | 53   |
| Requests for extension of time denied.....       | 1    |
| Requests for extension of permit granted.....    | 5    |
| Requests for extension of permit denied..        | 1    |
| Requests to install granted.....                 | 0    |
| Requests to install denied.....                  | 1    |
| Plans approved.....                              | 12   |
| Plans disapproved.....                           | 0    |
| Administrative requests granted.....             | 0    |
| Administrative requests denied or withdrawn..... | 0    |
| Interpretations .....                            | 2    |
| Requests withdrawn or dismissed.....             | 4    |
| Total .....                                      | 1187 |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First.* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second.* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third.* That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth.* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth.* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth.* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

## BOARD OF STANDARDS AND APPEALS

Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1931.



52.05

EW

Mun. Ref.

## BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

DECEMBER 1, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 48

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND

JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT

WILLIAM J. O'GORMAN, *Secretary*EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, November 19, 1931, 10 A. M.

Minutes of Special Meeting, November 19, 1931, 2 P. M.

Minutes of Regular Meeting, November 24, 1931, 10 A. M.

Minutes of Regular Meeting, November 24, 1931, 2 P. M.

Minutes of Special Meeting, November 19, 1931, 4 P. M.

Notice of Public Hearing on Proposed Amendments to "Standpipe"—"Fireline" Rules.

Approved Burners for Domestic and Commerical Use.

Approved Burners for Industrial Use.

Reserve Calendar.

Amendment to Fuel Oil Rules.

Progress Report.

### PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

### HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, December 1, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, December 8, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

### NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to November 25, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                                              |
|-----------------|--------------------|----------------------------------------------------------------------------------------|
| 560-31-A.....   | F.D.....           | 159-169 John st., Bklyn.,<br>L. C. 47206                                               |
| 559-31-S.....   | F.D.....           | 52 E. 9th st., Man.,<br>L. D 79249                                                     |
| 558-31-BZ.....  | B.B.Q....          | North side of Queens blvd.,<br>from 64th to 65th st., Win-<br>field, Q., N. B. 5699-31 |
| 557-31-S.....   | F.D.....           | 501-505 Madison ave., Man.,<br>L. D. 89507                                             |
| 556-31-A.....   | F.D.....           | 29-35 Chambers st., Man.,<br>F-21795                                                   |
| 555-31-S.....   | F.D.....           | 135-139 Fulton st., Man.,<br>L. D. 85875 & L. D. 85876                                 |
| 554-31-A.....   | F.D.....           | 19-69 to 20-33 Metropolitan ave.,<br>Maspeth, Q., F-84433                              |

*Restored to Calendar.*

|                 |           |                                                    |
|-----------------|-----------|----------------------------------------------------|
| 317-28-BZ.....  | B.B.B.... | 1901-1905 Neptune ave., Bklyn.,<br>Applic. 3738-28 |
| 1193-21-SA..... | F.D.....  | Quimby Screw Pump,<br>Appliance                    |

## CODE

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, DECEMBER 1, 1931, AT 2 P. M.**

*Building Zone Cases.*

1126-27-BZ.

APPLICANT—Pauline Brickman, owner.

PREMISES—1781 Hilder avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and wherein the time to obtain permits and to complete work has expired; reopened October 22, 1931).

392-31-BZ.

APPLICANT—Eugene De Rosa, for Melrose Bond & Mortgage Corp., owner.

PREMISES—1534-1540 Grand concourse, east side, 268.9 ft. south of Mount Eden avenue, and 1555 Sheridan avenue, The Bronx.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a theatre building.

409-31-BZ.

APPLICANT—Bella Finkel, owner.

PREMISES—702-732 Utica avenue, west side, 34 ft. 9½ in. north of Lenox road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for more than five (5) motor vehicles.

418-31-BZ.

APPLICANT—Samuel Rosenblum, for Gerwan Realty Co. owner.

PREMISES—1036-1060 Gravesend avenue, southwest corner of Parkville avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

522-31-BZ.

APPLICANT—McCooley & Conroy, for Borden's Farm Products Co., Inc., owner.

PREMISES—East side of 49th street, between Glenwood road and Kings highway, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a business district, of an existing building occupied as a garage for more than five (5) motor vehicles and, also, as a milk distributing station.

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

**DECEMBER 1, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 1, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 294-31-BZ—Application, June 10, 1931, under section 21 of the building zone resolution, of Hyman & Segall, applicants, on behalf of Benjamin T. Cooke, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 26-42 Crystal street, west side, 100 ft. north of Liberty avenue, Brooklyn.

CAL. NO. 177-31-BZ—Application, April 23, 1931; dismissed for lack of prosecution July 14, 1931; reopened and restored to Calendar October 20, 1931, under section 21 of the building zone resolution, of Ruth Bond & Mortgage Co., Inc., applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station, an automobile laundry and greasing pits; premises 2917-2929 Kings highway and 2798-2800 Nostrand avenue, northwest corner, Brooklyn.

CAL. NO. 351-30-BZ—Application, May 23, 1930; granted on certain conditions December 23, 1930;



# CALENDAR

reopened September 29, 1931, under sections 7g and 21 of the building zone resolution, of William A. Lacerenza, applicant, on behalf of James Aquavella, owner, to permit in a business district the alteration and conversion of a portion of a garage (previously granted by the board) into a gasoline selling station; premises 205 Rockaway avenue, southeast corner of Pacific street, Brooklyn.

CAL. NO. 292-31-BZ—Application, June 10, 1931, under sections 7e and 21 of the building zone resolution, of Herman King, applicant and owner, to permit in a business district the alteration and change of occupancy of a building occupied as a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles; premises 214-218 Vanderbilt avenue, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## DECEMBER 1, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

412-31-A—1674-1696 Atlantic avenue and 1661-1683 Pacific street, Brooklyn.

414-31-A—262-278 11th avenue, southeast corner of West 28th street, Manhattan.

398-31-A—115-117 Water street and 91 Wall street, southeast corner, Manhattan.

### *Appliances Submitted for Approval.*

537-31-SA—Standard Automatic Oil Burner, Type 11-G, approval of.

541-31-SA—DeWalt Oil Burner, approval of.

## DECEMBER 4, 1931, 10 A. M.

### SPECIAL MEETING.

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 4, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 318-31-BZ—Application, June 24, 1931, under sections 7a, 7e and 21 of the building zone resolution, of Edward Grauer, applicant, on behalf of Metropolitan Tobacco Co., owner, to permit in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five (5) motor vehicles; premises 649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

CAL. NO. 335-31-BZ—Application, July 1, 1931, under sections 7a, 7c and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of 1743 West Farms Road Realty Corp., owner, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

CAL. NO. 257-31-BZ—Application, May 25, 1931, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Anna Ellenberg, owner, to permit in a residence district the alteration and change in part of basement from residence use to a business use; premises 1645 Grand concourse, northwest corner of Mount Eden avenue, The Bronx.

CAL. NO. 386-31-BZ—Application, July 31, 1931, under sections 7a and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Kings County Development Co., owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop upon the premises now occupied by a gasoline service station; premises 4913-4923 Avenue D, northwest corner of Utica avenue, Brooklyn.

CAL. NO. 387-31-BZ—Application, July 31, 1931, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Unity Petroleum Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 212-01 Northern boulevard, northeast corner of 212th street, Bayside, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## DECEMBER 4, 1931, 2 P. M.

### SPECIAL MEETING.

#### *Appeals from Administrative Orders.*

391-31-A—461 West 125th street and 436-456 West 126th street, Manhattan.

319-31-A—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.

347-31-A—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.

368-31-A—130 Madison avenue, Manhattan.

299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

#### *Petitions for Variations.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

106-31-S—145-17 Jamaica avenue, Jamaica, Borough of Queens.

## DECEMBER 4, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

## CALL OF CLERK'S CALENDAR

### TUESDAY, DECEMBER 8, 1931, AT 2 P. M.

#### *Building Zone Cases.*

458-31-BZ.

APPLICANT—Abraham Apat, for Jacob Genel, owner.

PREMISES—616 Hemlock street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a cream and cheese depot and accessory uses.



# CALENDAR

460-31-BZ.

APPLICANT—Julius Steinberg, for Sarah Goldberg, owner.

PREMISES—793 Washington avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a one-story extension and the extension of the existing business use.

475-31-BZ.

APPLICANT—Allen A. Blaustein, for Jennie Girioni, owner.

PREMISES—76-78 East 28th street, west side, 153 ft. 9¾ in. south of Albemarle road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration, extension and conversion of occupancy from a stable to a garage for more than five (5) motor vehicles.

480-31-BZ.

APPLICANT—C. S. Juell, for Long Island Theatres Co., Inc., owner.

PREMISES—South side of Northern boulevard, 101 ft. east of Main street, Flushing, Borough of Queens.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop and a garage for more than five (5) motor vehicles.

## DECEMBER 8, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 8, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 405-31-BZ—Application, August 19, 1931, under sections 6, 7a and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of George Mazirow, owner, to permit in a business use district the extension of an existing gasoline service station; premises 2130 Atlantic avenue and 275 Saratoga avenue, southeast corner, Brooklyn.

CAL. NO. 316-29-BZ—Application, May 29, 1929; granted on certain conditions for a temporary permit on October 15, 1929; reopened September 29, 1931, under section 21 of the building zone resolution, of Marcus & Galt, Inc., applicant and present owner, to permit in a business district the maintenance and occupancy of a gasoline service station; premises 854 Sound View avenue, southeast corner of Story avenue, The Bronx.

CAL. NO. 231-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Mary De Luca, owner, to permit in a business district the change of occupancy of a building occupied as a warehouse for light manufacturing to a garage for more than five (5) motor vehicles; premises east side of 101st street, 146 ft. south of Liberty avenue, Ozone Park, Borough of Queens.

CAL. NO. 401-31-BZ—Application, August 17, 1931, under section 21 of the building zone resolution, of Joseph P. Bourke, applicant, on behalf of Apperson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1-19 Fifth avenue, 622-628 Atlantic avenue and 623-627 Pacific street, Brooklyn.

CAL. NO. 446-31-BZ—Application, September 10, 1931, under section 21 of the building zone resolution, of Sibley & Fetherston, applicants on behalf of Department of Hospitals, City of New York, owner, to permit in a business district the erection of a motor vehicle repair shop and garage for more than five (5) motor vehicles as an extension to an existing garage (accessory to a hospital); premises northwest side of Brielle avenue, 1,780 ft. north of Rockland avenue (Sea View Hospital Farm Colony), Borough of Richmond.

HENRY L. CONNELL,  
*Temporary Chairman.*

## DECEMBER 8, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

415-31-A—402 East 3rd street, Manhattan.

428-31-A—373 Fifth avenue, northeast corner of East 35th street, Manhattan.

433-31-A—244-252 West 54th street, Manhattan.

365-31-A—170 Fifth avenue and 2 West 22nd street, southwest corner, Manhattan.

### *Petitions for Variations.*

366-31-S—170 Fifth avenue and 2 West 22nd street, southwest corner, Manhattan.

288-31-S—103 Lafayette street and 99 Walker street, southeast corner, Manhattan.

311-31-S—109-111 West West 27th street, Manhattan.

357-31-S—553-555 Eighth avenue and 304 West 38th street, Manhattan.

403-31-S—737 Water street and 50-60 Corlears street, southeast corner, Manhattan.

419-31-S—2228-2236 Broadway and 218-220 West 80th street, southeast corner, Manhattan.

## DECEMBER 11, 1931, 10 A. M.

### SPECIAL MEETING.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 11, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 289-31-BZ—Application, June 8, 1931, under section 21 of the building zone resolution, of John E. Roeser, applicant and owner, to permit in a business district the conversion of occupancy from stores to a motor vehicle repair shop on the first story; premises 1697-1705 Jerome avenue, northwest corner of Clifford place, The Bronx.

CAL. NO. 336-31-BZ—Application, July 1, 1931, under section 21 of the building zone resolution, of Manuel M. Voit, applicant, on behalf of Long Island Storage Warehouses,



# CALENDAR

Inc., owner, to permit, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of an ice skating rink and two (2) stores; premises 288-296 Coney Island avenue and 1-9 Ocean parkway, southwest corner, Brooklyn.

CAL. NO. 571-30-BZ—Application, September 3, 1930; denied January 6, 1931; reopened October 14, 1931, under section 21 of the building zone resolution, of Joseph M. Loneragan, applicant, on behalf of Frank C. Colyer, lessee, to permit in a residence district the alteration and change of occupancy of the basement story of an existing apartment house from dwelling to business use (restaurant); premises 761-765 St. Mark's avenue and 123-147 New York avenue, northeast corner, Brooklyn.

CAL. NO. 303-30-BZ—Application, May 1, 1930; withdrawn October 7, 1930; reopened October 8, 1931, under section 21 of the building zone resolution, of Homack Construction Corp., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

CAL. NO. 290-31-BZ—Application, June 9, 1931, under section 21 of the building zone resolution, of South Ozone Park Lumber & Supply Co., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Rockaway boulevard and 128th street, South Ozone Park, Borough of Queens.

CAL. NO. 382-31-BZ—Application, July 30, 1931, under section 21 of the building zone resolution, of Joseph D. Nunan, Jr., applicant, on behalf of Dora Intner, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 109-04 Northern boulevard, southeast corner of 109th street, Corona, Borough of Queens.

CAL. NO. 389-31-BZ—Application, August 3, 1931, under section 21 of the building zone resolution, of Herbert Benon, applicant, on behalf of George W. White, owner, to permit in a business district the change of occupancy of portion of an existing building to a motor vehicle repair shop; premises 6513-6521 Fifth avenue, northeast corner of 66th street, Brooklyn.

CAL. NO. 393-31-BZ—Application, August 10, 1931, under section 21 of the building zone resolution, of David C. Broderick, applicant, on behalf of Maria Ranallo Di Tullio, owner, to permit in a business district the erection and maintenance of a monumental stone works; premises 3215 East Tremont avenue, The Bronx.

HENRY L. CONNELL,  
Temporary Chairman.

DECEMBER 11, 1931, 2 P. M.

## SPECIAL MEETING.

### *Appeals from Administrative Orders.*

314-31-A—29-06 Review avenue, southwest corner of 29th street, Long Island City, Borough of Queens.

241-31-A—119 West 33rd street, Manhattan.

230-31-A—117 West 33rd street, Manhattan.

### *Petition for Variation.*

201-31-S—1215-1225 Broadway, Manhattan.

## CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 15, 1931, AT 2 P. M.

### *Building Zone Cases.*

379-31-BZ.

APPLICANT—T. John McKee, for Maria Astarita, owner.

PREMISES—107-111 3rd place, north side, 100 ft. east of Court street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

404-31-BZ.

APPLICANT—John Cirpiano, for Lucy Cirpiano and Lena Cirpiano, owners.

PREMISES—6413-6423 Fort Hamilton avenue and 949-957 65th street, northeast corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

431-31-BZ.

APPLICANT—Abraham H. Simon, for Amram Realty Co., Inc., owner.

PREMISES—2902-2924 Avenue U, southwest corner of Nostrand avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

447-31-BZ.

APPLICANT—Harry Korn, for Samuel Shore and Harry Korn, owners.

PREMISES—296-300 Putnam avenue, south side, 300 ft. east of Nostrand avenue, Brooklyn.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of a factory building and the extension of the existing business use.

497-31-BZ.

APPLICANT—Charles Schaefer, Jr., for William Hagedorn, owner.

PREMISES—2493 Valentine avenue and 226 Fordham road, southwest corner, The Bronx.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

499-31-BZ.

APPLICANT—Charles D. Cords, for Louis Cherleck and Catherine Cherleck, owners.

PREMISES—262-10 Hillside avenue, Floral Park Gardens, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,



# CALENDAR

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

317-28-BZ.

APPLICANT—McCooley & Conroy, for Michel Holding Corp., owner.

PREMISES—1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and wherein the time to obtain permits and complete work has expired; reopened November 24, 1931).

367-31-BZ.

APPLICANT—Harry Urquhart, for Alexander Mintz, owner.

PREMISES—Northeast corner of 117th street and 101st avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business use district the erection and maintenance of a gasoline service station.

## DECEMBER 15, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 333-31-BZ—Application, July 1, 1931, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Firestone Tire & Rubber Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Northern boulevard and 155th street, Flushing, Borough of Queens.

CAL. NO. 285-31-BZ—Application, June 5, 1931, under section 21 of the building zone resolution, of John Potts, applicant, on behalf of Constantinos Demetroukas, owner, to permit in a business district the erection and maintenance of a gasoline service

station; premises northwest corner of Jamaica Bay boulevard and Nolins avenue (165th avenue), Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## DECEMBER 15, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

435-31-A—876-878 Broadway, Manhattan.

439-31-A—54-82 Broadway, Brooklyn.

429-31-A—13-17 East 42nd street, northwest corner of Madison avenue, Manhattan.

449-31-A—317-321 Kent avenue and 29-47 South 4th street, Brooklyn.

454-31-A—16-18 East 40th street and 13 East 39th street, Manhattan.

456-31-A—11-25 Madison avenue, 324-342 Fourth avenue, 38-60 East 25th street and 1-33 East 24th street, Manhattan.

457-31-A—1507-1521 Broadway, Manhattan.

### *Petitions for Variations.*

432-31-S—50-56 South 11th street and 495-497 Wythe avenue, Brooklyn.

440-31-S—160-178 Jay street, 97-195 High street and 84-94 Sand street, Brooklyn.

455-31-S—34-01 to 34-17 64th street, southeast corner of 34th avenue, Woodside, Borough of Queens.

461-31-S—49-57 West 37th street, Manhattan.

469-31-S—141-145 West 36th street, Manhattan.

## DECEMBER 22, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

459-31-A—242-250 West 55th street, Manhattan.

466-31-A—216-228 West 23rd street, Manhattan.

467-31-A—West side of Church street, 320 ft. north of Catherine street, Jamaica, Borough of Queens.

471-31-A—Southwest corner of Borden avenue and Review avenue, Long Island City, Borough of Queens.

473-31-A—90-02 Wanda place, Forest Hills, Borough of Queens.

488-31-A—271 New Lots avenue and 612-620 Alabama avenue, northwest corner, Brooklyn.

### *Petitions for Variations.*

472-31-S—608 Broadway, Brooklyn.

474-31-S—97-02 to 97-04 150th street, southeast corner of 97th avenue, Jamaica, Borough of Queens.

498-31-S—323-327 Fifth avenue, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

THURSDAY, NOVEMBER 19, 1931, 10 A. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### BUILDING ZONE CASES.

336-31-BZ.

APPLICANT—Manuel M. Voit, for Long Island Storage Warehouses, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of an ice skating rink and two (2) stores.

PREMISES AFFECTED—288-296 Coney Island avenue and 1-9 Ocean parkway, southwest corner, Brooklyn.

### APPEARANCES—

For Applicant: Manuel M. Voit and Max Spiegel.

For Opposition: George Muller and Adolph Vogt.

ACTION OF BOARD—Laid over to December 11, 1931, at 10 a. m., for inspection by a committee of the board.

571-30-BZ.

APPLICANT—Joseph M. Lonergan, for Frank C. Colyer, lessee.

SUBJECT—Application (re decisions of the superintendent of buildings and the tenement house commissioner), under section 21 of the building zone resolution, to



# MINUTES

permit in a residence district the alteration and change of occupancy of the basement story of an existing apartment house from dwelling to business use (restaurant) (previously denied; reopened October 14, 1931).

PREMISES AFFECTED—761-765 St. Mark's avenue and 123-147 New York avenue, northeast corner, Brooklyn.

## APPEARANCES—

For Applicant: Joseph M. Lonergan.

For Opposition: None.

ACTION OF BOARD—Laid over to December 11, 1931, at 10 a. m., for applicant to file new determination.

182-19-BZ.

APPLICANT—James A. Boyle.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), to permit in a business district the conversion of an existing stable into a garage.

PREMISES AFFECTED—296-298 Pacific street, Brooklyn.

## APPEARANCES—

For Applicant: H. M. Susham.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(182-19-BZ)

WHEREAS, W. J. Cherry, architect, on behalf of Estate of Hugh Allen, owner, filed, March 26, 1919, with the board of appeals an application under the building zone resolution to permit in a business district the conversion of an existing stable into a garage; premises 296-298 Pacific street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals at its regular meeting, May 7, 1919, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the premises are located in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 24, 1919, in acting on N. B. application 1549-19, reads:

"1. Contrary to Art. II, No. 4, Zone Resolution. Recommend denial.";

and

WHEREAS, the existing building is of non-fireproof construction, three stories in height; and

WHEREAS, it is proposed to extend the first story of the building the full depth of the lot and to extend the second story to a depth of 90 ft. and to remove the third story; and

WHEREAS, this application was granted by the board at its meeting, May 7, 1919, and present owner, through his architect, James A. Boyle, requested permission to provide two doorways in the fire wall between these premises and No. 300 Pacific street.

Resolved, that the board of standards and appeals does hereby affirm the action of the board of appeals of May 7, 1919, and that the application be and it hereby is granted on condition that the rules and regulations of the building zone resolution with respect to height and area are observed; that permission is hereby given to provide two doorways between these premises and No. 300 Pacific street, in the first and second stories, not more than 80 sq. ft. in area each, equipped with fireproof, self-closing doors on each side of each opening; that any permits necessary for the prosecution

of the work shall be obtained within nine months from the date of this action and that the work shall be completed within eighteen months from the date of this action.

112-20-BZ.

APPLICANT—James A. Boyle.

SUBJECT—Application for reopening—modification—re (decision of the superintendent of buildings), to permit in a business district the conversion of an existing stable and warehouse into a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—300-302 Pacific street, Brooklyn.

## APPEARANCES—

For Applicant: H. M. Susham.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(112-20-BZ)

WHEREAS, Wm. J. Cherry, architect, on behalf of Fred Figge & Co., owners, filed, February 14, 1920, with the board of appeals, an application under the building zone resolution, to permit in a business district the conversion of an existing stable and warehouse into a garage for more than five motor vehicles; premises 300-302 Pacific street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, March 16, 1920, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the premises in question are located entirely in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 4, 1920, in acting on Alteration application 1085-20, reads:

"1. Proposition in Bus. Zone Contrary Art. II No. 4. Recom. denial. Denied.";

and

WHEREAS, the existing building is of non-fireproof construction, four stories in height, with a frontage of 50 ft. and a depth of 95 ft., erected about the year 1885 for a stable and so used and occupied July 25, 1916, and at the present time; it is proposed to alter and convert the building into a garage for more than five motor vehicles; and

WHEREAS, there exists on the same street between the intersecting streets a garage for more than five motor vehicles and a stable for more than five horses, and the board of appeals is empowered under section 7, subdivision e, of the building zone resolution, to grant a variation of the application of the use district regulations in a case of this kind; and

WHEREAS, this application was granted by the board at its meeting, March 16, 1920, and present owner, through his architect, James A. Boyle, requested permission to provide two doorways in the fire wall between these premises and No. 298 Pacific street.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted; that permission is hereby given to provide two doorways between these premises and No. 298 Pacific street, in the first and second stories, not more than 80 sq. ft. in area each, equipped with fireproof, self-closing doors on each side of each opening; that any permits necessary for the prosecution of the work shall be obtained within nine months from the date of this action and that the work shall be completed within eighteen months from the date of this action.



# MINUTES

629-29-BZ.

APPLICANT—Edward W. Murphy, substituted for Henry C. Brucker, for Queens County Motor Car Co., Inc., owner.

SUBJECT—Application (re decisions of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a warehouse for the storage of more than five (5) motor vehicles, also the installation of a motor vehicle repair shop, a gasoline storage system and a salesroom (previously granted on certain conditions and wherein the time to obtain permits and to complete work has expired; reopened October 8, 1931).

PREMISES AFFECTED—137-40 Queens boulevard and 137-28 Barret street, southeast corner, Briarwood, Borough of Queens.

APPEARANCES—

For Applicant: Edward W. Murphy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(629-29-BZ)

WHEREAS, Edward W. Murphy, substituted for Henry C. Brucker, for Queens County Motor Car Co., Inc., owner, filed, October 22, 1929; granted January 28, 1930; reopened October 8, 1931, to extend time limit, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a warehouse for the storage of more than five motor vehicles, also the installation of a motor vehicle repair shop, a gasoline storage system and a salesroom; premises 137-40 Queens boulevard and 137-28 Barret street, southeast corner, Briarwood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, November 19, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Queens boulevard is in a business district; Hutton street is in a residence district and Barret street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 4, 1929 (re Plan No. N. B. 6743-29), reads:

"The erection of a building for use as a warehouse for more than 5 motor vehicles, and for use as a repair shop for motor vehicles located partly within a residence district and partly within a business district is contrary to Section 3 and section 4, subdivision 15 and section 4, subdivision 29 of the Zone Law. The remaining uses requested i.e., 'automobile salesroom where motor vehicles are kept for sale and for demonstration purposes only' and 'the installation of 2 gasoline pumps and tanks for the storage of gasoline as an accessory to the business conducted on the premises and not as a public service station,' tho permissible in a business district, are contrary to section 3 of the Zone Law, inasmuch of the premises as are located in the residence zone.";

and

WHEREAS, the decision of the superintendent of buildings, rendered September 28, 1931 (re Plan No. N. B. 6743-1931), reads:

"1. Contrary to resolution of Board of Standards and Appeals. (That all necessary permits shall be obtained within nine months and that any work involved shall be completed within eighteen months from date of this action.)";

and

WHEREAS, the proposed building is to be of fireproof construction, six stories in height, with a frontage of 121.33 ft. and a depth of 239.06 ft., irregular; to be occupied as a warehouse and repair shop for more than five motor vehicles; and

WHEREAS, an application for the use now sought was made by the applicant and granted by the board under the above calendar number on January 28, 1930, and the time imposed in the resolution for obtaining permits and completing the work elapsed without any work having been done and consequently the owners were required to renew their application subject to the usual procedure—reopening, calendar call and public hearing—all of which has been done; and

WHEREAS, in the original application 90 per cent of consents of property owners within an area deemed affected and fixed by the board and no objections were filed and in this application all the property owners within the area affected were notified by the applicant and no consents or objections have been filed.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be constructed fireproof throughout; that not more than five automobiles shall be maintained at any one time in live storage; that the easterly gable wall shall be unpierced throughout its entire height and length; that no part of this structure shall be conducted as a public garage; that automobile repairs shall be restricted to that incidental to the conduct, service and operation of automobiles sold and exchanged in this agency; that there shall be no anvil, open forge or power-driven machinery installed other than light-powered electric drills or punches; that the exterior of the building shall be constructed of finished face material and as to design substantially in accordance with the drawings of the elevations filed with this appeal; that any advertising shall be restricted to one projecting electric sign at the corner formed by the intersection of Barret street and Queens boulevard; that any gasoline storage maintained on the premises shall be restricted to the servicing of automobiles for discharge from the premises, permitting not more than one 550-gallon tank, prohibiting the conduct and operation of a gasoline station for public use; that there shall be no vehicular entrances on the westerly Barret street frontage; that all necessary permits shall be obtained within nine months and that any work involved shall be completed within eighteen months from the date of this action.

962-28-BZ.

APPLICANT—Lama & Proskauer, substituted for Weidmann & Doyle, for James Raffaele and Joseph A. Raffaele, owners.

SUBJECT—Application (re decisions of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened June 30, 1931).

PREMISES AFFECTED—714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

APPEARANCES—

For Applicant: Raymond A. Tierney and George S. Hice.

For Opposition: George E. Selesky, B. A. Schaeffer, Retta Wright and Frances Selesky.

ACTION OF BOARD—Report of committee adopted; application denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |



# MINUTES

## THE VOTE TO GRANT—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

## THE RESOLUTION—

(962-28-BZ)

WHEREAS, Lama & Proskauer, substituted for Weidman & Doyle, for James Raffaele and Joseph A. Raffaele, owners, filed, December 17, 1928; withdrawn October 8, 1929; reopened June 30, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises 714 Jamaica avenue, southwest corner of Richmond street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, November 19, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jamaica avenue is in a business district and Logan street and Richmond street, south of a point 100 ft. south of Jamaica avenue, are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered December 3, 1925 (re Applic. No. 18341), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4(a), subdivision 4. The installation of a gasoline service station in a business district."

and

WHEREAS, the decision of the superintendent of buildings, rendered October 6, 1931 (re Applic. No. 16224-1927), reads:

"Proposition contrary to the Zone Resolution Art. II, Sec. 4a, Subdivision 4 and Art. II Sec. 3.

"The installation of a gasoline service station and the erection of a building accessory thereto, on a plot partly in a business and partly in a residence district."

and  
WHEREAS, the premises consist of a plot of ground on the southwest corner of Jamaica avenue and Richmond street with a frontage of 54 ft. 2 in. on Jamaica avenue and 100 ft. on Richmond street, on which it is proposed to erect a one-story office building, 18 ft. by 20 ft., and install necessary tanks and pumps for gasoline selling station; and

WHEREAS, the application was made the subject of an inspection by a committee of the board, report of which inspection was read and adopted at this hearing, and said report made part of this resolution; and

WHEREAS, the board is of the opinion, due to report of committee of inspection, that applicant has not substantiated his application under section 21—hardship; and

WHEREAS, the report reads:

"Cal. No. 962-28-BZ.

"Premises 714 Jamaica avenue, southwest corner of Richmond street, Brooklyn.

### REPORT OF COMMITTEE OF INSPECTION.

"A committee of inspection of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case on October 23, 1931.

"This is an application under section 21—hardship—to permit in a business district the erection and maintenance of a gasoline service station. This application was first filed in December of 1928; withdrawn in October of 1929, and reopened in June of 1931.

"The premises at the present time are vacant and unimproved and have a frontage of 54 ft. 2 in. on Jamaica avenue and a depth of 100 ft. on Richmond street.

"At the time of the filing of the original application the photographs and these records show there was a two-story frame dwelling on the premises. This evidently has been demolished and removed in the meantime

"Adjoining the premises under appeal to the west is a two-story brick factory with about 100 ft. frontage on Jamaica avenue. The northeast corner of Jamaica avenue and Richmond street is developed with two detached private dwellings, one with a frontage of approximately 28 ft. on Jamaica avenue and the adjoining property to the east with a frontage of approximately 41 ft. on Jamaica avenue. Adjoining the latter property, on Jamaica avenue, is a large gasoline selling station with one-car garages in the rear.

"Opposite the premises under appeal is the Salem Field Cemetery.

"Adjoining the business use zone to the south of Richmond street the properties are all developed and fully occupied mostly with detached private dwellings. The same condition seems to prevail in the next two adjoining streets to the east and west of Richmond street between Jamaica avenue and Etna street.

"Along Jamaica avenue for several blocks east and west, other than the non-conforming uses heretofore noted, the property all seems to be developed and occupied with conforming uses, mostly stores on the first story and dwellings above.

"Richmond street is a one-way, southbound traffic street and the property under appeal having only a 54 ft. frontage on Jamaica avenue would necessitate, for practical use as a gasoline station, entrance and exit on Richmond street. This would undoubtedly conflict with the traffic regulations in this locality and work a considerable hardship on the property owners of the adjacent residential section along Richmond street.

"There have been filed with this application nine objections representing eleven properties and two consents. All of the objectors, with the exception of three, are located on Richmond street, between Jamaica avenue and Etna street. Two of the objections were from owners of property on the northeast corner of Richmond street and Jamaica avenue, which property, as noted, is developed with private detached dwellings.

"It would seem that, due to the large residential development of the immediate vicinity and the properties adjoining the premises under appeal and the present conforming development along Jamaica avenue, that this property can be developed with a conforming use and get a reasonable return. It would seem, therefore, that the application is not substantiated under section 21—hardship.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.  
"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

*Resolved*, that the decisions of the superintendent of buildings be and they hereby are *affirmed*, and that the application be and it hereby is *denied*.

196-27-BZ.

APPLICANT—Frank G. Colgan, substituted for Martin Wechsler, for Jane Grillo, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five (5) motor vehicles (previously withdrawn).

PREMISES AFFECTED—1482-1484 Coney Island avenue, Brooklyn.

### APPEARANCES—

For Applicant: Frank G. Colgan.

For Opposition: Aaron W. Levy.

ACTION OF BOARD—Report of committee adopted; application denied.

### THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |



# MINUTES

## THE VOTE TO GRANT—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

## THE RESOLUTION—

(196-27-BZ)

WHEREAS, Frank G. Colgan, substituted for Martin Wechsler, for Jane Grillo, owner, filed, February 24, 1927; withdrawn May 17, 1927; reopened June 16, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five motor vehicles; premises 1482-1484 Coney Island avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, November 19, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is in a business district; East 10th street is in a residence district; Avenue K is in a residence district, and Avenue L is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 20, 1931 (re Applic. No. 19893-26), reads:

"Proposition contrary to Zone Resolution Art. II Sec. 4A (15).

"The extension of a garage for more than five motor vehicles in a business district.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 22 ft. and a depth of 100 ft.; occupied as a garage for the storage of more than five motor vehicles; it is proposed to extend building to the north, the extension to be one story in height, 33 ft. by 101 ft. in area, and to be occupied in conjunction with existing building as a garage for more than five motor vehicles; and

WHEREAS, this application was made the subject of inspection by a committee of the board, which inspection was read and adopted at this hearing, and report is herewith made part of this resolution; and

WHEREAS, the report reads:

"Cal. No. 196-27-BZ.

"Premises 1482-1484 Coney Island avenue, Brooklyn.

### REPORT OF COMMITTEE OF INSPECTION.

"On October 23, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under sections 7e and 21 of the building zone resolution to permit in a business district the erection and maintenance of an extension to an existing garage for the storage of more than five motor vehicles.

"The property lies approximately in the center of the block between Avenue K and Avenue L, on the west side of Coney Island avenue, 1484, which has a frontage of 22 ft. on Coney Island avenue, is now developed for the full depth of the lot with a one-story buildings, plans for this building having been filed and permit issued for a garage use prior to 1916 and occupied for garage usage since December 21, 1917. The balance of the property of 1482 Coney Island avenue, with a frontage of 38 ft. on Coney Island avenue, is now vacant and unimproved.

"The total block frontage between Avenue L and Avenue K on Coney Island avenue is about 1,600 linear feet. This includes both the east and west sides of Coney Island avenue. At the present time approximately 240 ft. of the frontage is vacant and unimproved. 297

ft. is developed with garages, a portion of which is the property mentioned at 1484 Coney Island avenue. The balance of the street frontage on both sides is developed with conforming uses, mostly two to four-story buildings with stores on the ground floor and a large theatre on the east side of Coney Island avenue.

"The garage located on the northeast corner of Coney Island avenue and Avenue L, known as the Midwood Garage, with a frontage of approximately 275 ft. on Coney Island avenue, was granted by this board under section 7, subdivision e, and the basis on which that application was granted was the garage now located at 1484 Coney Island avenue. At the time the board granted the application for the Midwood Garage both sides of Coney Island avenue between Avenue L and Avenue K, with the exception of one building used for garage purposes at 1484 Coney Island avenue, was shown vacant and unimproved. Since that time all the development hereinbefore noted has taken place. All this development seems to be fully occupied.

"Adjoining 1484 to the south on Coney Island avenue, Nos. 1486-1496, a frontage of 100 ft. on Coney Island avenue, was denied an application for a garage by this board in February, 1921. Adjoining the premises under appeal to the north on Coney Island avenue, Nos. 1456-1478, a distance of 220 ft. on Coney Island avenue, an application for a garage was denied by this board March 18, 1920. These premises as noted have since been developed with two-story brick buildings with stores on the ground floor and dwellings above.

"Immediately adjoining Coney Island avenue to the west and east, in the residence use zone, is a very extensive residential development.

"There have been filed with this application seventeen objections and no consents.

"It is the opinion of the committee of inspection that, due to the large and substantial development for business use along Coney Island avenue between Avenue K and Avenue L, all as noted in this report, that a further invasion of a non-conforming use is not warranted at this time.

"The committee, therefore, recommends denial of this appeal.

“(Signed) HENRY L. CONNELL,  
Temporary Chairman.

“JAMES P. HOLLAND,  
“JOHN GUILFOYLE.”

and

WHEREAS, it is the opinion of the committee of inspection that the development along Coney Island avenue in this locality would not warrant a further invasion with non-conforming uses, the application therefore not being substantiated under section 21—hardship.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

264-31-BZ.

APPLICANT—Cairn Operating Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building (store).

PREMISES AFFECTED—93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

APPEARANCES—

For Applicant: Charles C. Miller and R. C. Gillies.  
For Opposition: None.

ACTION OF BOARD—Report of committee adopted; application granted on condition.



# MINUTES

## THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(264-31-BZ)

WHEREAS, Cairn Operating Corp., owner, filed, May 27, 1931, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a business building (store); premises 93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, November 19, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Lafayette avenue is in a residence and business district; South Portland avenue is in a residence and business district; South Elliot place is in a residence and business district, and South Oxford street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 20, 1931 (re Applic. No. 5989-1931), reads:

“Proposed store to be located in a residential district is contrary to Art. II, Sect. 3 of Zone Resolution.”;

and  
WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 44 ft. and a depth of 100 ft.; to be occupied as a business building (store); and

WHEREAS, this application was the subject of inspection by a committee of the board, report of said committee was read and adopted at the public hearing on October 22, 1931; and

WHEREAS, the report reads:

“Cal. No. 264-31-BZ.

“Premises 93-95 Lafayette avenue, north side, 33 ft. east of South Portland avenue, Brooklyn.

### REPORT OF COMMITTEE OF INSPECTION.

“A committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, on October 1, 1931, visited and inspected the premises under appeal in this case.

“This is an application under section 21—hardship—to permit in a residence district the erection and maintenance of a business building—stores.

“The premises under appeal are now occupied by two four-story dwellings which are part of a row of five four-story dwellings located on the north side of Lafayette avenue and running west from South Portland avenue, wholly within the residence use district.

“Adjoining No. 93 to the west a four-story dwelling as noted, is the corner building with a frontage of 23 ft. on Lafayette avenue, occupied at the present time on the ground floor for a restaurant. The other three corners at the intersection formed by South Portland avenue and Lafayette avenue are within the business use zone.

“Along Lafayette avenue the subway is now in course of construction. This, however, is a temporary condition.

“Adjoining the five four-story dwellings as noted in this report, the balance of the block on Lafayette avenue, including the northwest corner of Lafayette avenue and South Oxford street, is now being developed with a sixteen-story apartment house.

“South Portland avenue, both sides, north of Lafayette avenue to the next adjoining street, is fully developed with private dwellings fully occupied.

“There have been filed no objections and no consents in this appeal.

“The committee is of the opinion that, due to the present development of Lafayette avenue and South Oxford street, as indicated in this report and the so far uninvaded condition of this residential zone, some expression of opinion should be obtained from the immediately adjoining property owners before this application is decided by this board.

“The applicant proposes to demolish the two dwellings now on the premises and erect a one-story structure for store purposes. One of the buildings under appeal seems to be vacant at the present time and the other used as a rooming house.

“(Signed) HENRY L. CONNELL,  
Temporary Chairman.

“JAMES P. HOLLAND,  
“JOHN GUILFOYLE.”

and

WHEREAS, the report of said committee recommended that the consents of adjoining and abutting property owners be obtained to support this application, there having been filed no objections and no consents; and

WHEREAS, the application was laid over to November 19, 1931, for final determination by the board; and

WHEREAS, in the meantime eleven consents have been filed with this application, four of which include all the balance of the property on Lafayette avenue between South Portland avenue and South Oxford street; the southeast, northwest and southwest corners of the intersection of South Portland avenue and Lafayette street are zoned for business uses and so occupied; the building on the northeast corner of South Portland avenue and Lafayette street now used for public restaurant on first story; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 on the grounds of practical difficulties and unnecessary hardship.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for the use of first story only of the premises under appeal for business use, *on condition* that any business conducted on the premises shall be restricted to mercantile stores or shops or executive offices, prohibiting fish markets, delicatessen shops or meat markets; that there shall be no advertising signs or display on the premises other than fixed letters to plate glass show windows of store fronts or facade of the building below the second story; that there shall be no merchandise stored or displayed outside the building line, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

Adjourned 1.20 p. m.

WILLIAM J. O'GORMAN, Secretary.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

THURSDAY, NOVEMBER 19, 1931, 2 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

241-31-A.

APPELLANT—Peter C. Spence, chief, Bureau of Fire Prevention; Sulken Block Realty Co., owner.

SUBJECT—Appeal for revocation of Certificate of Occupancy No. 4426-1922 issued by the superintendent of buildings.

PREMISES AFFECTED—119 West 33rd street, Manhattan.

### APPEARANCES—

For Appellant: Inspector Peter Maher of fire department.

For Owner of Building: D. J. Comyns.

ACTION OF BOARD—Laid over to December 11, 1931, at 2 p. m., pending receipt of opinion of the corporation counsel.

230-31-A.

APPELLANT—Peter C. Spence, chief, Bureau of Fire Prevention; Sulken Block Realty Co., owner.

SUBJECT—Appeal for the revocation of Certificate of Occupancy No. 4425 issued by the superintendent of buildings under date of March 22, 1922.

PREMISES AFFECTED—117 West 33rd street, Manhattan.

### APPEARANCES—

For Appellant: Inspector Peter Maher of fire department.

For Owner of Building: D. J. Comyns.

ACTION OF BOARD—Laid over to December 11, 1931, at 2 p. m., pending receipt of opinion of the corporation counsel.

62-28-A.

APPELLANT—William C. McTarnahan, for Petroleum Heat & Power Co., Inc., of New York, owner.

SUBJECT—Application for reopening—extension of time to complete work—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—East side of Eastchester creek and northern boundary line, The Bronx.

### APPEARANCES—

For Appellant: R. A. Davidson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and time extended to obtain permits and complete work.

### THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.....

Negative ..... 4

Absent ..... 0

### THE RESOLUTION—

(62-28-A)

WHEREAS, William C. McTarnahan, for Petroleum Heat & Power Co., Inc., of New York, owner, filed, January 23, 1928, an appeal from a decision of the fire commissioner, affecting premises east side of Eastchester creek and northern boundary line, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered December 20, 1927 (re Plan No. 4269-1927), reads:

"1. All tanks must be buried 2 ft. below ground and encased in 12" P.C. concrete of 1-2½-5 stone mix."

and

WHEREAS, the property consists of a large plot of ground situated partly in the City of Mount Vernon and about

275 ft. by 84 ft. within the City of New York, upon which it is proposed to erect a fuel oil and gasoline storage plant and

WHEREAS, the appellant proposes to erect four (4) 210,000-gallon tanks, two (2) 420,000-gallon tanks and four (4) 25,000-gallon horizontal tanks for the storage of fuel oil; also four (4) 52,500-gallon tanks for the storage of gasoline; all tanks to be erected above ground on saddles and mats of proper design and construction, the gasoline tanks to be surrounded by concrete dyke walls enclosing a volume of space greater than the total capacity of tanks; and

WHEREAS, the appellant contends that the soil condition make it impractical to bury the tanks 2 ft. below grade due to the relative level of tidewater in Eastchester Creek; furthermore, that the material and design of tanks will be in accordance with the rules adopted by the board of standards and appeals; and

WHEREAS, this appeal was granted by the board at its meeting June 12, 1928, on certain conditions, and appellant requested extensions of time to obtain permits, which requests were granted, and appellant now requests a further extension of time.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the gasoline storage on these premises located within the boundary line of New York City shall be limited to four tanks, each unit limited to a capacity not exceeding 1,250 barrels; that the four-tank gasoline storage shall be enclosed by reinforced concrete walls the full height of the tanks, and that these concrete walls shall be backed up by an earth dike on the exterior of this gasoline storage enclosure, the berm to be not less than 3 feet at the top and not less than 10 feet above grade with a 1½ pitch; that this enclosure shall be subdivided into two parts by a concrete wall of the same height as the exterior enclosing wall, with not more than two tanks to the reservoir enclosure equal in capacity to that of the tanks so enclosed; that there shall be installed around each of the cylindrical fuel oil storage tanks a dike wall not less than half the height of the tank, providing a reservoir of the full capacity of the tank so enclosed; that each individual tank shall be equipped with a revolving nozzle equipped with water supply, the tops of the tanks shall be provided with metal scuppers at the edge; each tank shall be equipped with a liquid fire-extinguishing medium acceptable to the fire department, centrally controlled, from a fireproof structure housing the pumps and valves; the storage of oils throughout the premises shall be limited to the quantities stipulated on the plans filed in this appeal; a return of the drawings in accordance with the foregoing resolution shall be submitted to this board for approval before submission to the fire department; that all permits required shall be obtained within six months from the date of this action and any work involved thereby shall be completed within eighteen months from the date of this action.

421-31-A.

APPELLANT—Morton Brauer, for James Green, owner.

SUBJECT—Application for reopening—modification—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—53 91st street, Brooklyn.

### APPEARANCES—

For Appellant: Morton Brauer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution interpreted.

### THE VOTE TO REOPEN—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.....

Negative ..... 4

Absent ..... 0



# MINUTES

## THE VOTE TO INTERPRET RESOLUTION—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(421-31-A)

WHEREAS, Morton Brauer, for James Green, owner, filed, August 27, 1931, an appeal from an order of the fire commissioner, affecting premises 53 91st street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 19, 1931 (Order No. 45659-LC), reads:

"With reference to your application, dated July 26, 1931, for a permit to conduct a storage garage (550 gallons of gasoline and 12 automobiles) at premises 53 91st Street, Brooklyn, I regret to state that I am without power to grant such a permit for the reason that the Appellate Division of the Supreme Court of the State of New York held in and for the second Judicial Department at the Borough of Brooklyn on the 25th day of April, 1930, denied the application for an order to direct the Fire Commissioner to issue a permit for a garage at this station.

"Your attention is called to the fact that the maintenance of a garage at this location (53 91st Street, Brooklyn) is a violation of Section 3 of Art. 2 of the B. Z. Resolution of the Bd. of Estimate and App. of the City of New York, adopted July 25th, 1916, inasmuch as premises are located in a residence zone and automobiles stored are not accessory to residence on lot, said automobiles are subject to charges for storage.

"You are therefore ordered to remove all automobiles with gasoline in fuel tanks from the premises, remove all gasoline from storage tank, dismantle gasoline delivery pump and permanently close and seal the inlet and outlet openings of gasoline storage tank.

"NOTE: Under the provisions of Ch. 503, Laws of 1916, this order may be appealed within 20 days from date to Board of Appeals, Room 1001, Municipal Building. In order that the appeal may stay proceedings under this order a copy of the appeal must be filed with the Fire Commissioner.";

and

WHEREAS, the building is non-fireproof, one story in height, 20 ft. by 100 ft. in area; OCCUPIED as a garage for more than five motor vehicles; and

WHEREAS, the appellant contends that the building was opened by the owners as a garage for more than five cars on or about June 1, 1917; that an inspection by the fire department on June 27, 1917, showed twenty (20) autos stored and the storage of 550 gallons of gasoline; that this occupancy for more than five cars continued to August, 1917, when the garage was closed; on September 6, 1917, William Y. Van Pelt leased the premises for a garage for a period of five years, but on January 1, 1918, vacated the premises; from February 20, 1918, to 1925 the building was leased to the Hickey Construction Company; from September 29, 1925, to September 30, 1928, the premises were leased as a garage to the Shore Road Sanitarium; that the building was erected under a permit from the building department and a certificate of occupancy received therefor, permit being N. B. App. 1638-1916, approved July 25, 1916, for a public garage; and

WHEREAS, it appears that the adjoining property owners are objecting to the maintenance of this garage on the ground that the Corporation Counsel obtained a decision from the Appellate Division of the Supreme Court, Second Department, denying the application of the owner for an order directing the fire department to issue a permit; and

WHEREAS, after all argument had been presented at the last hearing, determination by the board on the appeal was laid over to permit of an inspection by a committee of the board; said inspection was made and report read at this

hearing, which report is herewith made a part of these records and which report shows the highly residential development of the neighborhood without any other non-conforming uses and which report reads as follows:

"Cal. No. 421-31-A.

"Premises 53 91st street, Brooklyn.

## REPORT OF COMMITTEE OF INSPECTION.

"On October 23, 1931, a committee of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an appeal from the determination of the fire commissioner refusing a permit for a garage and gasoline station on the above-mentioned premises.

"The street in question, 91st street, Brooklyn, which terminates at Shore road and the adjoining streets in this immediate vicinity are, with the exception of the premises under appeal, fully developed and occupied with conforming residential use.

"The block on which the above premises are located is developed with very attractive, modern, detached private dwellings, the only exception to the same being the property under appeal and the plot at the intersection of 91st street and Shore road. This latter plot is developed for use as the Shore Road Hospital.

"It would seem from the records filed in this appeal that a certificate of occupancy was issued by the building superintendent under date of August 8, 1917, for the use of these premises as a garage, first floor; and, under date of June 20, 1916, and approved July 25, 1916, an application was made to the fire department for a public garage.

"It also appears from the records filed with this application that the use of these premises as a garage was discontinued January 1, 1918, and has not been used for such useage again until July, 1931.

"The certificate of occupancy from the building department as aforesaid mentioned has not apparently as yet been revoked.

"The fire department under Order No. 45659-LC, dated July 26, 1931, in refusing a permit for the use of these premises for twelve automobiles and storage of 550 gallons of gasoline apparently based their determination on the building zone resolution and the determination of the Appellate Division of the Supreme Court, the Appellate Division, under date of April 25, 1930, having denied an application for an order to direct the fire department to issue a permit for a garage and apparently advised the owners that the proper remedy was an appeal to the board of standards and appeals.

"The high class residential development of this block has apparently taken place since the enactment of the building zone resolution in 1916 and it would seem that the continuance of a garage use and gasoline service station would work a very material hardship on this development.

"However, under the decision of the Supreme Court, Special Term, Part I, Mr. Justice Valente in the case of Allerad Realty Corporation vs. Dorman, the court held that the fire department had no jurisdiction over the enforcement of the zoning resolution and that permission for use of any premises or building lies wholly within the jurisdiction of the superintendent of buildings or the tenement house commissioner.

"The amended building zone resolution of 1929 specifically places the determination for the use of any premises or building entirely in the hands of the superintendent of buildings and the tenement house commissioner.

"In the opinion of the board this obnoxious use having been discontinued in 1918 and not reinstated since that date and during which time the development as aforesaid noted has taken place—should be discontinued, and the board under section 411-a of the charter would have the power to revoke a certificate of occupancy on any premises or building upon the proper application for



# MINUTES

same, the committee feels, therefore, that the appeal now before the board should be dismissed in that it is their opinion that the fire commissioner has no jurisdiction over the use of the premises or building under the amended building zone resolution.

“(Signed) HENRY L. CONNELL,  
Temporary Chairman.

“JAMES P. HOLLAND,  
“JOHN GUILFOYLE.”

and

WHEREAS, the records of this case show that a certificate of occupancy for a garage, first story (the building is only one story in height), was issued by the building superintendent August 8, 1917, and apparently has not yet been revoked; that included in the records also is a copy of an application to the Bureau of Fire Prevention, under date of June 20, 1916, for a public garage, which application bears approval of Chief of the Bureau of Fire Prevention under date of July 25, 1916; and

WHEREAS, the records of this case show that the garage use was discontinued about January 1, 1918, and not renewed until July, 1931, which was subsequent to the decision of the Appellate Division as herein noted; and

WHEREAS, this appeal is taken from the decision of the fire commissioner in refusing to issue permits for a public garage and gasoline station, and in refusing to issue permits the fire commissioner cites the decision of the Appellate Division of the Supreme Court, State of New York, on April 25, 1930, denying an application for an order to direct the fire commissioner to issue a permit for a garage at this station and, further, the fact that premises being located wholly within a residence use district is a violation of section 3, article 2 of the building zone resolution.

Resolved, therefore, that it is the opinion of this board that pursuant to sections 22 and 23 of the amended building zone resolution and also pursuant to the decision of the Supreme Court, Part I, by Mr. Justice Valente, N. Y. Law Journal, Sept. 10, 1930, in Matter of Allerad Realty Corp'n. (Dorman, etc.), the fire commissioner is without power or jurisdiction over any of the regulations of the building zone resolution, that power being delegated to the building superintendent and tenement house commissioner;

Resolved, further, that the appeal be and it hereby is denied.

and

WHEREAS, under date of November 19, 1931, a request was made by the appellant in this application for an interpretation of the meaning of the vote taken by the board under date of October 27, 1931, it is the sense of the board that on its motion after public hearing and after inspection of the premises it is their opinion the fire department was without power or jurisdiction over any premises so far as its use was concerned under the amended building zone resolution and that the denial of the application of the appellant by the fire department after citing as its reason for the denial the amended building zone resolution regarding the use of the premises was without effect; and

WHEREAS, it is a matter of record that the appellant has a certificate of occupancy for the use of these premises as desired, which certificate of occupancy has never been revoked, it was the intention of the board in denying the application that there was no basis for the fire department's determination and that the discontinuance order should not have been issued and that the petitioner is entitled to the use of his premises as permitted in the certificate of occupancy.

## PETITION FOR VARIATION.

201-31-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Phillips Jones Corp., lessee.

SUBJECT—Variation of the labor law, as cited in an order of the fire commissioner and a decision of the superintendent of buildings.

PREMISES AFFECTED—1215-1225 Broadway, Manhattan.

APPEARANCES—

Foi Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 11, 1931, at 2 p. m., pending receipt of opinion of corporation counsel.

Adjourned 3.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY MORNING, NOVEMBER 24, 1931.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the special meeting of the board held on Thursday morning, November 12, 1931, and the minutes of the special meeting held on Thursday afternoon, November 12, 1931, and the minutes of the regular meeting of the board held on Tuesday morning, November 17, 1931, and the minutes of the regular meeting of the board held on Tuesday afternoon, November 17, 1931, were approved as printed in Bulletin No. 47, Vol. XVI.

### BUILDING ZONE CASES.

303-30-BZ.

APPLICANT—Homack Construction Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened October 8, 1931).

PREMISES AFFECTED—117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Albert J. Burns.

For Opposition: Fletcher Martin and Irving Lurie.

ACTION OF BOARD—Laid over to December 11, 1931, at 10 a. m., for final disposition on request of applicant's representative.

290-31-BZ.

APPLICANT—South Ozone Park Lumber & Supply Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Rockaway boulevard and 128th street, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: Bernard S. Deutsch and Harry Levin.

ACTION OF BOARD—Laid over to December 11, 1931, at 10 a. m., for final disposition on request of applicant's representative.

382-31-BZ.

APPLICANT—Joseph D. Nunan, Jr., for Dora Intner, owner.

SUBJECT—Application (re decision of the superintendent



# MINUTES

of buildings), under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—109-04 Northern boulevard, southeast corner of 109th street, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph D. Nunan, Jr.

For Opposition: John J. O'Grady, W. J. Guilfoyle and Daniel J. Hill.

ACTION OF BOARD—Laid over to December 11, 1931, at 10 a. m., for inspection and report by a committee of board.

389-31-BZ.

APPLICANT—Herbert Benon, for George W. White, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the change of occupancy of portion of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—6513-6521 Fifth avenue, northeast corner of 66th street, Brooklyn.

## APPEARANCES—

For Applicant: Herbert Benon.

For Opposition: Mrs. Nellis.

ACTION OF BOARD—Laid over to December 11, 1931, at 10 a. m., on request of applicant to obtain consents.

393-31-BZ.

APPLICANT—David C. Broderick, for Maria Ranallo Di Tullio, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a monumental stone works.

PREMISES AFFECTED—3215 East Tremont avenue, The Bronx.

## APPEARANCES—

For Applicant: David C. Broderick.

For Opposition: John Urell, Anna Holgdren, Morris L. Wurzburg, William A. Heckman, John Hartman, Joseph Andreozzi, Joseph Henry and Mrs. Schliessman.

ACTION OF BOARD—Laid over to December 11, 1931, at 10 a. m., pending inspection and report by committee of the board.

317-28-BZ.

APPLICANT—McCooley & Conroy, for Michel Building Corp., owner.

SUBJECT—Application for reopening—modification and extension of time to obtain permits and complete work (time having expired)—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for Calendar Call December 15, 1931, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

328-31-BZ.

APPLICANT—Henry J. Nurick, for Albert Buschner, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the conversion of the occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1245-1255 Nostrand avenue, east side, 42 ft. 6 in. north of Parkside avenue, Brooklyn.

## APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Mrs. Levinson and Harry Rosenhaft.

ACTION OF BOARD—Application withdrawn without argument.

## THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

1230-23-BZ.

APPLICANT—John T. Watson, present owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the installation and maintenance of a gasoline selling station (previously granted for a temporary permit; reopened April 14, 1931).

PREMISES AFFECTED—160-01 46th avenue (Queens avenue), northeast corner of 160th street (20th street), Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: A. N. Horwitz and John T. Watson.

For Opposition: Edward A. Muller.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

## THE RESOLUTION—

(1230-23-BZ)

WHEREAS, John T. Watson, present owner, filed, October 30, 1923; reopened to extend time April 14, 1931, an application, under the building zone resolution, to permit in a business district the maintenance of a gasoline service station; premises 160-01 46th avenue, northeast corner of 160th street, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 24, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 46th street, east of 160th street, is in a business district; 46th street, west of 160th street, is in a residence district; 160th street is in a residence district, and 161st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 22, 1931 (re Plan No. N. B. 3629-31), reads:

"1. The erection of a building in a business district to be occupied as an auto lubrication and gasoline station is contrary to the Zone Law (article 2 section 4 subdivision 46 Building Zone Resolution).";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 40 ft. on 46th avenue and 100 ft. on 160th street; upon the 46th avenue front of the plot there is located a frame structure in front of which are located a tank and two pumps; occupied as a gasoline service station; and

WHEREAS, the application is predicated upon section 21 of



# MINUTES

the building zone resolution and is for a permanent permit to operate a gasoline station in a business district; and

WHEREAS, a temporary permit for the aforementioned use was granted by this board and extended from time to time, the last permit having expired in March, 1931, and applicant then made application for an extension of the temporary permit which application was laid over subject to an inspection by a committee of the board, which inspection has been made and report read; and

WHEREAS, since that time the applicant has amended his papers to bring his application for a permanent permit under section 21 of the building zone resolution; and

WHEREAS, the board deems, as stated in the report of the committee of inspection, that the surrounding properties to the premises under appeal have been developed in conforming uses since the granting of the temporary permit and that applicant is not entitled to relief under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

608-28-BZ.

APPLICANT—I. H. Lee, owner; request for reopening made by Henry J. Herzog.

SUBJECT—Application for reopening—extension of temporary permit—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—366 Beryl avenue and 193 Parkwood avenue, southeast corner, Princes Bay, Borough of Richmond.

APPEARANCES—None.

ACTION OF BOARD—Application reopened and temporary permit extended.

THE VOTE TO REOPEN AND EXTEND TEMPORARY PERMIT—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(608-28-BZ)

WHEREAS, I. G. Lee, owner, filed, July 13, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 366 Beryl avenue and 193 Parkwood avenue, southeast corner, Princes Bay, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 18, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Beryl avenue, Parkwood avenue and Bradford avenue are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 5, 1928, reads:

"You are hereby notified that New Building Application No. 1422/28, filed by you, in which you proposed to build an oil and gas station on the southeast corner of Beryl & Parkwood Avenues, No. 366 Beryl Avenue, Princes Bay, Staten Island, is disapproved for the reason that it is contrary to Section 4, Article 2, Subdivision 46 of the Zoning Resolution."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 80 ft. on Beryl avenue and 80 ft. on Parkwood avenue, upon which it is proposed to erect a one-story store, 16 ft. by 20 ft. in area, and to install three 550-gallon tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the application is brought under section 21 and is supported by unanimous consent of property substantially

in excess of an area common in practice to fixed areas under section 7g; and

WHEREAS, the board deems, in view of the general support by consent of all property affected, and the undeveloped area generally prevailing in the vicinity, that under rule of exception 7, subdivision f, a temporary permit of two years is a warrantable adjustment awaiting the development of the neighborhood in general, and it would be a hardship to deny a temporary relief; and

WHEREAS, the applicant requested an extension of the time limit to obtain permits and complete work under the resolution of the board December 18, 1928, and November 26, 1929, and now requests a two year extension of permit.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for a temporary period of two years from November 26, 1931, *on condition* that any building erected thereon for use in conjunction with this business shall not exceed one story in height; that all permits for the prosecution of the work shall be obtained within six months and the work shall be completed within six months from the date of this action.

33-29-BZ.

APPLICANT—Joseph Ciofalo, present owner; request for reopening made by Weil & Fenster, attorneys.

SUBJECT—Application for reopening—extension of time to obtain permits—re Application (decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—160-26 Willetts Point boulevard, southeast corner of 20th avenue, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Frederick Fenster.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(33-29-BZ)

WHEREAS, Edward L. Kelly, for Flushing Terrace Corp., owner, filed, January 17, 1929, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 160-26 Willetts Point boulevard, southeast corner of 20th avenue, Whitestone, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 1, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Willetts Point boulevard is in a business district; 20th avenue is in a business and residence district; Carll lane is in a business district, and 20th road is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 3, 1929 (re Plan No. N. B. 11173-1928), reads:

"The creation of a gasoline station in a business district is contrary to Zone Law."

and

WHEREAS, it is proposed to erect an office, 15 ft. by 21 ft., bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business use district; and

WHEREAS, applicant, in substantiation of section 7g of the building zone resolution has filed more than 80 per cent consents of property owners within an area fixed by the board and deemed affected; and



# MINUTES

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, October 1, 1929, on certain conditions, and applicant requested a modification of the time limit imposed and an extension of time to obtain permits and complete work and a modification as to size of building, which request was granted, and now requests a further extension of time.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that at the easterly and westerly building line there shall be erected a brick wall, not less than 8 ft. in height, faced with enamel brick on the property side and coped with architectural terra cotta or natural stone trimming; that the building to be erected on the premises for use as an office shall be of masonry construction, faced with enamel brick and with Spanish tile roof; the office building to be 15 ft. by 21 ft. and an enclosure for grease pits or racks approximately 31 ft. by 25 ft., enclosed on three sides with arched opening at front of the same architectural design and construction as the balance of the buildings on premises; that there shall be erected along the building line on the street fronts a concrete curb not less than 12 in. in height with one opening on Carll lane and one opening on Willetts Point boulevard, each of which shall be not more than 10 ft. wide and shall have curb cuts immediately in front of the openings which shall be not more than 10 ft. wide; that all pumps shall be located at least 10 ft. back from the building line; that any advertising displayed shall be restricted to the glass globes on the gasoline pumps, and that any permits required shall be obtained within six months and all work completed within one year from December 2, 1931.

268-31-BZ.

APPLICANT—Nicholas Madonna, owner.

SUBJECT—Application for rehearing—reconsideration of vote, previously laid over for full vote of board—re Application (decision of the tenement house commissioner), under section 21 of the building zone resolution, to permit in a residence use and "D" area district the erection and maintenance of an apartment building not conforming with the building zone resolution.

PREMISES AFFECTED—234 East 203rd street, south side, 42.16 ft. west of Valentine avenue, The Bronx.

APPEARANCES—

For Applicant: Joseph Madonna.

For Opposition: None.

ACTION OF BOARD—Report of committee adopted; previous vote reconsidered and application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO RECONSIDER PREVIOUS VOTE, WHICH WAS LAID OVER FOR FULL VOTE, AND TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(268-31-BZ)

WHEREAS, Nicholas Madonna, owner, filed, May 28, 1931, an application, under the building zone resolution, to permit in a residence use and "D" area district the erection and maintenance of an apartment building not conforming with the building zone requirements; premises 234 East 203rd street, south side, 42.16 ft. west of Valentine avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 23, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that East 203rd street is in a residence use and D area district; East 202nd street is in a residence use and D area district; Valentine avenue is in a residence use and D area district, and Grand concourse is in a residence use and D area district; and

WHEREAS, the decision of the tenement house commissioner, rendered May 25, 1931, reads:

"The plans and specifications submitted by you for the erection of one Multiple Dwelling located at S.S. E. 203d St. 42.16' West of Valentine Ave., Bronx, have been disapproved this day for the following reasons:

"1. Rear yards in a 'D' district must be at least 20.0'. No more than 60% of the lot can be occupied."

and

WHEREAS, the proposed building is to be of non-fireproof construction, four stories (44 ft.) in height, with a frontage of 25 ft. and a depth of 87 ft.; to be occupied as an apartment building; and

WHEREAS, the area of the lot is 25 ft. by 100 ft. (2,500 sq. ft.), the area of building is 87 ft. by 25 ft. (27 ft. by 13 ft.), equals 1,824 sq. ft., approximately 73 per cent of lot occupied by building; zone resolution permits a maximum of 60 per cent; also the zone resolution requires a 20 ft. deep rear yard instead of the proposed 13 ft. rear yard; and

WHEREAS, this application for reconsideration of the vote of the board was laid over, subject to an inspection by a committee of the board, which inspection was made and report of same read at this hearing and which report recommends the approval of this application, one of the committee being the one dissenting voter, and the report reads:

"Cal. No. 268-31-BZ.

"Premises 234 East 203rd street, south side, 42.16 ft. west of Valentine avenue, The Bronx.

## REPORT OF COMMITTEE OF INSPECTION.

"On November 18, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21—hardship—to permit in a residence use and 'D' area district the erection and maintenance of an apartment building not conforming with the building zone requirements.

"A public hearing was held on this application July 28, 1931, at which time the vote for the granting of this application by the board stood three in the affirmative and one in the negative. Subsequently, the applicant requested reconsideration of this vote. The reconsideration was then laid over subject to an inspection by a committee of the board.

"The premises in question are now occupied by a detached, frame building, two and one-half stories in height. The applicant seeks to improve the property with a four-story apartment house and, in order to obtain sufficient room space, seeks to occupy 73 per cent of the lot instead of 60 per cent, as allowed under the building zone resolution, and to extend the building to within 13 ft. of the rear lot line instead of maintaining a 20 ft. deep rear yard as required by the zoning law.

"Adjoining the property to the west there is now erected a six-story apartment house, the rear of which building comes within 10 ft. of the rear lot line.

"The grade of the property immediately to the rear of the premises under appeal and facing on East 202nd street is about 5 ft. to 6 ft. higher than the grade of the premises under appeal and is developed at the present time with a one-story masonry structure used as a garage, the rear wall of which is built on the rear lot line of the property under appeal. This condition makes a masonry and rock face the top of which is about 17 ft.



# MINUTES

above the elevation of the grade of the property under appeal.

"Adjoining the premises under appeal to the east is a one-story taxpayer, used for store purposes.

"There have been filed with this appeal no objections and no consents.

## TWELVE—STANDARDS

"The development of this property in accordance with the law, as an apartment house, using but 60 per cent of the lot area and maintaining a 20 ft. rear yard would hardly permit of a practical development, and, in view of the surrounding conditions, the committee is of the opinion that this application is justified under section 21—hardship—and would not in any way affect the adjoining and abutting properties, and therefore, recommends the granting of this appeal.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the report of the committee on inspection shows that the property could hardly be developed for conforming

use in accordance with the requirements as to area and depth of rear yard and bring a reasonable return on the investment; and

WHEREAS, the board deems, therefore, that a denial of this application would devolve unnecessary hardship and practical difficulty upon the applicant as within the meaning of section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the area district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the total area of the proposed building does not exceed 73 per cent of the area of the lot and that the rear wall of the building shall be set back not less than 13 ft. from the rear lot line; the building to be limited to four stories above grade; that the building zone resolution, the building code and the multiple dwelling law shall otherwise be complied with in all respects; that all permits required shall be obtained within six months and all work completed within eighteen months from the date of this action.

Adjourned 1.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY, NOVEMBER 24, 1931, 2 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

370-31-A.

APPELLANT—L. E. Driver, for New York Dock Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Pier No. 22, foot of Pacific street, East River, Brooklyn.

APPEARANCES—

For Appellant: Alexander I. Rorke.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 26, 1932, at 2 p. m., on request of appellant.

407-31-A.

APPELLANT—Lama & Proskauer, for Beautyland Realty Corp., owner.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—1321-1323 61st street, Brooklyn.

APPEARANCES—

For Appellant: Alfred A. Lama.

For Administration: Assistant Engineer Benjamin Saltzman of bureau of buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

THE RESOLUTION—

(407-31-A)

WHEREAS, Lama & Proskauer, for Beautyland Realty Corp., owner, filed, August 21, 1931, an appeal from a decision of the superintendent of buildings, affecting premises 1321-1323 61st street, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered July 29, 1931 (App. No. 8943-1931), reads:

"Proposition No. 2.

"8" walls for 2 story business building is contrary to Ser. 257-3-d Building Code and Proposition No. 2 is therefore denied.";

and

WHEREAS, the building is non-fireproof, two stories in height, 40 ft. by 100 ft. on the first story and 40 ft. by 42 ft. above; erected in 1924 and 1929; OCCUPIED as a laundry; cellar, boiler room, 2 persons; 1st story, wash room and mangler room, 25 persons; 2nd story, office and ironing room, 20 persons; and

WHEREAS, appellant contends that the first story of the westerly portion of the building was erected in 1924 with 8-inch walls; that in order to comply with the requirements of the labor department it is necessary to build a second story over this portion; that portion of the second story is 20 ft. by 40 ft., and it is requested that the board accept the 8-inch wall on the second story instead of the 12-inch wall as required.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the appeal be and it hereby is denied.

406-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Broadway & Main Street Corp., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—135-25 Northern boulevard, Flushing, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(406-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Broadway & Main Street Corp., owner, filed, August 19, 1931, an appeal from a decision of the fire commissioner, affecting premises 135-25 Northern boulevard, Flushing, Borough of Queens; and



# MINUTES

WHEREAS, the decision of the fire commissioner, rendered July 31, 1931 (No. 1278-30), reads:

"1. As plans indicate, floor area of premises is in excess of 10,000 sq. feet and over 1 story in height, the 2½" fire line must be maintained as per Section 581, Chapter 5, Code of Ordinances as amended July 9, 1929.";

and

WHEREAS, the building, erected in 1929, is non-fireproof, two stories in height, 44 ft. 6½ in. by 278 ft. 5⅛ in. in area on the first story and 44 ft. 6½ in. by 89 ft. 4¼ in.; to be OCCUPIED: cellar, boiler room and stock; 1st story, billiard academy, offices and salesroom, 14 persons; 2nd story, showroom for furniture, shipping, etc., 1 person; and

WHEREAS, the appellant contends that the order requiring the standpipe system is due to the fact that the area on the first story exceeds 10,000 sq. ft., although under the standpipe rules for a one-story building these premises would be exempt with an area of 15,000 sq. ft.; that the area of the second story is less than 10,000 sq. ft. and that the building is divided into two sections on the first story by a 6-inch terra cotta partition; that they propose to replace the wooden doors to the toilet rooms with fireproof doors; that they will divide the first story into two sections, neither of which exceed 10,000 sq. ft.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the wall surrounding the store on the first floor, that is, the westerly wall of the corridor and the rear wall of the stores, shall be a continuous unpierced wall built of not less than 6-inch terra cotta block and that the passageway of the second story at the rear of the showroom shall be equipped with a self-closing, fireproof door on the showroom end; that the building shall be not increased in height or area, and granted so long as conditions as to use and occupancy shall remain substantially unchanged.

## PETITION FOR VARIATION.

408-31-S.

PETITIONER—Lama & Proskauer, for Beautyland Realty Corp., owner.

SUBJECT—Variation of the labor law, as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—1321-1323 61st street, Brooklyn.

APPEARANCES—

For Petitioner: Alfred A. Lama.

For Administration: Assistant Engineer Benjamin Saltzman of bureau of buildings.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

THE RESOLUTION—

(408-31-S)

WHEREAS, Lama & Proskauer, for Beautyland Realty Corp., owner, filed, August 21, 1931, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 1321-1323 61st street, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered July 23, 1931 (re App. No. 8943-31), reads:

"For building erected after 1913 to be used as a factory, two fireproof stairways erected as per Sec. 270, Labor Law or its equivalent are required. Stairways in fire retarded partitions, one of which does not lead directly to street are not accepted in lieu thereof.

"Proposition No. 1 is therefore denied.";

and

WHEREAS, the building is non-fireproof, two stories in height, 40 ft. by 100 ft. in area on the first story and 40 ft. by 42 ft. in area above; OCCUPIED: cellar, boiler room, 2 persons; 1st story, wash room and mangler, 25 persons; 2nd story, office and ironing room, 20 persons; erected in

1924 and 1929; means of EGRESS consist of an interior stairway in the existing building, enclosed in fire-retarded partitions, extending from the first story to the second story and landing in the first story, approximately 15 ft. from the front entrance; an iron stairway in the easterly portion of the building, extending from the first story to the second story; an iron gooseneck ladder on the rear of the building, extending from the extension roof to a balcony at the level of the first story rear with egress to the street through the first story; and

WHEREAS, the petitioner contends that the westerly side of the building was built in 1924 as a one-story building; that in 1928 a two-story addition was put on the easterly side with a space on the second floor for office help and ironing room; that they now propose building a new westerly portion on the second floor and to use the entire second floor space for ironing purposes and offices; that they propose to erect one set of stairs, 3 ft. 8 in. wide, leading directly to the street from the second story; that this stairway will be enclosed in wire lath and plaster partitions and that additional egress from the second story may also be had to the roof of the extension, and that there is no safe egress to the roof adjoining premises.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

## APPLIANCES SUBMITTED FOR APPROVAL.

491-31-SA.

PETITIONER—Perfection Stove Co., owner.

SUBJECT—Superfex Oil Burning Heater, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

532-31-SA.

PETITIONER—Remington-Keystone Manufacturing Co., owner.

SUBJECT—Remington Domestic Oil Burner, Type B-1, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

1193-21-SA.

PETITIONER—William E. Quimby, Inc.

SUBJECT—Quimby Screw Pump, approval of.

APPEARANCES—

For Petitioner: Harry J. Callahan and W. T. Quimby.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and referred to fire department for test and report.

THE VOTE TO REOPEN—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

297-23-SA.

PETITIONER—Automatic Sprinkler Corporation of America.

SUBJECT—Automatic Deluge Valve, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.



# MINUTES

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0  
Absent ..... 0

Adjourned 3.45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

TUESDAY, NOVEMBER 24, 1931, 4 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### RULES.

217-21-SR.

SUBJECT—Proposed Amendment to Fuel Oil Rules.

APPEARANCES—

For Petitioner: Harry F. Tapp, Charles A. Whitney, Leon Steinberg, W. B. White, L. Steinberg, W. R. Wherry, M. J. Sage, H. L. Blomberg and R. V. Perotto.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition to amend rules granted. Amendment adopted as printed on page 1263.

THE VOTE TO AMEND—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0  
Absent ..... 0

Adjourned 4.45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# PUBLIC HEARING

## PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on December 4, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"- "Fireline" Rules.

Matter in *italics* is new.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, *except that the Tenement House Commissioner has exclusive jurisdiction over the maintenance and repair of standpipes in a Class A Multiple Dwelling,\** and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of

\* Proposed in compliance with opinion of Corporation Counsel dated May 26, 1931.

tank check unless a gate valve has been installed on either side of check.

10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.

11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.

12. An open or automatic ball drip between the siamese check and siamese.

13. Approved 3 in. x 3 in. siamese, with approved caps.

14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.

15. The siamese street riser, wall collars and caps painted a Fire Department red.

16. Outlet pressure reducers on all hose outlet valves where the pressure exceed 50 lbs. per square inch.

17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.

18. Fire lines shall be protected from freezing as specified in these rules.

19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.

20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

### BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price \$1.25; by mail \$1.35.

### ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price 30c; by mail 35c.



# APPROVED APPLIANCES

| Burners for Domestic and Commercial Use       |              |                                                                        |              |
|-----------------------------------------------|--------------|------------------------------------------------------------------------|--------------|
| Name of Burner                                | Calendar No. | Name of Burner                                                         | Calendar No. |
| A. B. C. Oil Burner.....                      | 1295-24-SA   | International Oil Burner.....                                          | 1305-24-SA   |
| A. B. C. Oil Burner, Type H.....              | 684-29-SA    | Johnson Improved Rotary Fuel Oil Burner....                            | 938-22-SA    |
| Aetna Automatic Oil Burner.....               | 1547-23-SA   | Joyce Oil Burner.....                                                  | 852-26-SA    |
| Aladdin Oil Burner.....                       | 298-26-SA    | K. F. C. Oil Burner.....                                               | 846-25-SA    |
| Alexander Oil Burner.....                     | 65-28-SA     | Kleen Heat Oil Burner.....                                             | 62-24-SA     |
| Arcoil Heat Machine.....                      | 632-26-SA    | Kreager Oil Burner.....                                                | 367-30-SA    |
| Autocrat Oil Burner, Model B-1.....           | 297-31-SA    | Kres-Kno Oil Burner.....                                               | 443-28-SA    |
| Baker Automatic House Heating Burner.....     | 1323-22-SA   | Laco Oil Burner, Model NL.....                                         | 670-30-SA    |
| Baker Oil Burner, Model L, Gun Type.....      | 404-29-SA    | Lawrence May Oil Burner.....                                           | 1034-27-SA   |
| Ballard Super Domestic Oil Burner.....        | 939-24-SA    | Leiman Brothers Fuel Oil Burner.....                                   | 314-30-SA    |
| Bayard Domestic Fuel Oil Burner.....          | 1184-22-SA   | Liberty Automatic Heater.....                                          | 129-28-SA    |
| Berggren Oil Burner.....                      | 764-26-SA    | Majestic Oil Burner.....                                               | 693-30-SA    |
| Bettendorf Oil Burner.....                    | 731-28-SA    | Marr Oil Heat Machine.....                                             | 765-26-SA    |
| Bock Oil Burner, Models A, B, C and D....     | 123-31-SA    | May Oil Burner.....                                                    | 68-24-SA     |
| Braden Automatic Fuel Oil Burner.....         | 322-30-SA    | Mayflower Oil Burner.....                                              | 124-29-SA    |
| Branford Oil Burner.....                      | 36-31-SA     | McIlvane Oil Burner.....                                               | 544-29-SA    |
| Caloroil Burner—Type AA.....                  | 1361-24-SA   | Melco Automatic Oil Burner, Type "A".....                              | 1032-25-SA   |
| Carboradiant Oil Burner, Models V & VS....    | 16-31-SA     | Merco Oil Burner.....                                                  | 637-29-SA    |
| Carborundum Burner.....                       | 571-29-SA    | Mid-West Oil Burner, Models 106, 108, 208,<br>211, 311 and 114.....    | 327-31-SA    |
| Carter-Korth Oil Burner.....                  | 54-30-SA     | Morrissey Oil Burner.....                                              | 673-27-SA    |
| Century Oil Burner.....                       | 157-28-SA    | Mousette Oil Burner.....                                               | 887-25-SA    |
| Challenger Kleen Heat Burner, Series No. 100  | 813-28-SA    | National Rotary Oil Burner.....                                        | 836-25-SA    |
| Combustion Fuel Oil Burner.....               | 1105-22-SA   | New Perfection Oil Burner, Type "C".....                               | 518-29-SA    |
| Combustion Fuel Oil Burner, Type B.....       | 295-29-SA    | New Process Oil Burner.....                                            | 1071-27-SA   |
| Commonwealth Automatic Oil Burner.....        | 348-28-SA    | Nichols-McCann-Harrison Burners.....                                   | 255-31-SA    |
| Cook's Automatic Oil Burner.....              | 955-27-SA    | Noiseless Nokol Model G Oil Burner.....                                | 801-28-SA    |
| Crescent Oil Burner.....                      | 222-29-SA    | Noiseless Nokol Rotary Oil Burner Model R                              | 584-28-SA    |
| Crown Oil Burner, Type XA.....                | 426-29-SA    | Nokol Automatic Burner.....                                            | 1078-24-SA   |
| Crystal Blue Flame Oil Burner.....            | 423-29-SA    | Nu-Way Oil Burner.....                                                 | 773-26-SA    |
| Dahl Vaporizing Oil Burner.....               | 915-26-SA    | Oil-Elec-Tric Oil Burner.....                                          | 317-31-SA    |
| D'Elia Oil Burner.....                        | 155-31-SA    | Oliver Oil Gas Burner, No. 30-A.....                                   | 1359-24-SA   |
| Delco Heat Oil Burner.....                    | 420-31-SA    | Oronoque Oil Burner.....                                               | 394-30-SA    |
| Dist-o-matic Oil Burner.....                  | 663-28-SA    | Orr Fuel Oil Burner.....                                               | 113-26-SA    |
| Doherty Oil Burner.....                       | 943-26-SA    | Paramount Oil Burner.....                                              | 1193-25-SA   |
| Economy Oil Burner, Type A-1.....             | 45-31-SA     | Paramount Oil Burner, Model A.....                                     | 617-30-SA    |
| Eisler Automatic Oil Burner.....              | 481-27-SA    | Pascoe Oil Burner.....                                                 | 1029-26-SA   |
| Electrol Automatic Oil Burner.....            | 259-25-SA    | Petro Domestic Burner.....                                             | 161-26-SA    |
| Electromatic Oil Burner.....                  | 603-29-SA    | Petro Burner, Model O.....                                             | 78-28-SA     |
| Enterprise Rotary Fuel Oil Burner.....        | 1149-27-SA   | Petro Burner, Model P-2.....                                           | 735-30-SA    |
| Espo Oil Gas Burner.....                      | 1431-23-SA   | Petro Oil Burner, Models D-10, D-11, D-12,<br>D-13, D-14 and D-15..... | 40-31-SA     |
| Faultless Oil Burner.....                     | 493-24-SA    | Piatt Oil Burning Water Heater.....                                    | 737-29-SA    |
| Fluid Heat Domestic Oil Burner, Type O....    | 1094-27-SA   | Pioneer Automatic Oil Burner.....                                      | 1259-27-SA   |
| Foster Oil Burner.....                        | 715-26-SA    | Powerlight Oilheat Burner.....                                         | 628-23-SA    |
| Franklin Domestic Oil Burner.....             | 560-26-SA    | Pressure Oil Burners, Models A, B and C....                            | 146-31-SA    |
| Fuelo Oil Burner.....                         | 47-30-SA     | Quiet Ballard Automatic Oil Burner.....                                | 660-30-SA    |
| Gar Wood Oil Burner.....                      | 373-30-SA    | Ray Rotary Fuel Oil Burner.....                                        | 504-23-SA    |
| Ghapco Steam Generator.....                   | 348-31-SA    | Rayfield Oil Burner.....                                               | 504-26-SA    |
| Gilbert & Barker Flexible Flame Burner.....   | 109-31-SA    | Re-I.y-On Oil Burner.....                                              | 745-26-SA    |
| Gill Oil Burner.....                          | 1231-23-SA   | Remington Oil Burner.....                                              | 891-26-SA    |
| Goodspeed Automatic Oil Burner.....           | 957-27-SA    | Rexoil Domestic and Industrial Fuel Oil Burner                         | 667-28-SA    |
| Gulf Oil Burner.....                          | 382-26-SA    | Rickard Oil Burner.....                                                | 1011-27-SA   |
| Hardinge Oil Burner.....                      | 813-25-SA    | Richmond Gravity Fuel Oil Burner.....                                  | 1193-22-SA   |
| Harris Fuel Oil Burner.....                   | 690-30-SA    | Rightway Oil Burner.....                                               | 339-31-SA    |
| Hart Automatic Oil Burner.....                | 1162-24-SA   | Schulse Home Oil Burner.....                                           | 1487-23-SA   |
| Hart Automatic Oil Burner, Model Series "DO"  | 595-29-SA    | Security Oil Burner.....                                               | 56-28-SA     |
| Hayward Oil Burner.....                       | 696-30-SA    | Shepard Oil Burner.....                                                | 563-30-SA    |
| Heatiator Oil Burner.....                     | 1346-23-SA   | Shill Oil Burner.....                                                  | 315-30-SA    |
| Hercules Oil Burner.....                      | 510-29-SA    | Silent-Auburn Fuel Oil Burner, Models A,<br>B and C.....               | 463-31-SA    |
| Holby Type A Fuel Oil Burner.....             | 688-29-SA    |                                                                        |              |
| Homer Domestic Oil Burner.....                | 1211-25-SA   |                                                                        |              |
| Improved Kres-Kno Oil Burner.....             | 591-29-SA    |                                                                        |              |
| International Mechanical Draft Oil Burner.... | 372-30-SA    |                                                                        |              |



# APPROVED APPLIANCES

| <i>Name of Burner</i>                                                                                   | <i>Calendar No.</i> | <i>Name of Burner</i>                                                                                   | <i>Calendar No.</i> |
|---------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------|---------------------|
| Silent Automatic Oil Burner.....                                                                        | 458-26-SA           | Sword Automatic Oil Burner.....                                                                         | 951-25-SA           |
| Silent Automatic Burner, Model "B".....                                                                 | 709-30-SA           | Tabor Automatic Oil Heater, Type "D".....                                                               | 778-28-SA           |
| Silent Automatic Burner, Model "E".....                                                                 | 710-30-SA           | Timken Oil Burner, Model 20.....                                                                        | 287-28-SA           |
| Silent Glow Oil Burner, Model G.....                                                                    | 600-30-SA           | Timken Rotary Oil Burner.....                                                                           | 297-29-SA           |
| Silent Glow Oil Burner, Model 1000.....                                                                 | 345-31-SA           | Toridheet Oil Burner.....                                                                               | 63-28-SA            |
| Simplex Domestic Oil Burner, Type P.A.....                                                              | 446-30-SA           | Uni-Lec-Tric Oil Burner.....                                                                            | 498-29-SA           |
| Simplex Domestic Type "S.P." Oil Burner....                                                             | 145-31-SA           | United States Oil Burner.....                                                                           | 620-28-SA           |
| Socony Arrow Oil Burner.....                                                                            | 1191-24-SA          | Universal Fuel Oil Burner.....                                                                          | 6-24-SA             |
| Stroud-in-the-Door Burner.....                                                                          | 129-27-SA           | Vesta Oil Burner.....                                                                                   | 451-26-SA           |
| Stuhler Oil Burner.....                                                                                 | 618-27-SA           | Victor Oil Burner.....                                                                                  | 612-30-SA           |
| Summerheat Oil Burner.....                                                                              | 581-26-SA           | Victory Oil Burner.....                                                                                 | 320-30-SA           |
| Sundstrand Automatic Oil Burner.....                                                                    | 755-26-SA           | Volcano Automatic Oil Burner.....                                                                       | 556-29-SA           |
| Sundstrand Purnaco Automatic Oil Burner,<br>Models A-2, 4-B, C-5, A-3U, 3K, B-5U,<br>B-5K and C-6U..... | 658-30-SA           | Wayne Oil Burner.....                                                                                   | 1155-25-SA          |
| Sunflower Model S-1 Oil Burner.....                                                                     | 657-29-SA           | Williams Oil-o-matic Fuel Oil Burner, Wil-<br>liams Oil-o-matic, Jr., Model "K" and<br>Model "JJ" ..... | 918-22-SA           |
| Sunflower Oil Burner, Model S-2.....                                                                    | 587-30-SA           | Winslow Industrial Burner.....                                                                          | 19-25-SA            |
| Sunway Oil Burner.....                                                                                  | 624-30-SA           | York Automatic Oil Burner.....                                                                          | 44-29-SA            |
| Super Automatic Oil Heater Model SSH.....                                                               | 715-29-SA           |                                                                                                         |                     |

# APPROVED APPLIANCES

## Burners for Industrial Use

|                                                                         |            |                                                                        |            |
|-------------------------------------------------------------------------|------------|------------------------------------------------------------------------|------------|
| Anthony Nebulyte Oil Burner.....                                        | 1026-22-SA | Lientz Oil Burner.....                                                 | 155-20-SA  |
| Ballard Automatic Oil Burner.....                                       | 1363-23-SA | Mahrvel Low Pressure Burner.....                                       | 859-26-SA  |
| Ballard Low Pressure Mechanical Oil Burner..                            | 1493-22-SA | Maxon Oil Burner (New Style).....                                      | 1036-22-SA |
| Ballard Jr. Oil Burner.....                                             | 1176-27-SA | May Oil Burner.....                                                    | 68-24-SA   |
| Ballard Staples & Pfeiffer Steam Atomizing<br>High Pressure Burner..... | 1414-22-SA | Mid-West Oil Burner, Models 106, 108, 208,<br>211, 311 and 114.....    | 327-31-SA  |
| Best Calorex Burner.....                                                | 1464-21-SA | Morse Conical Type Steam Atomizing Burner..                            | 938-25-SA  |
| Babcock & Wilcox Mechanical Oil Burner....                              | 45-21-SA   | Morse Fan Tail Type Steam Atomizing Burner                             | 939-25-SA  |
| Burnwell Mechanical Burner.....                                         | 957-22-SA  | Morse Fuel Oil Burner.....                                             | 820-23-SA  |
| Caloroil Burner, Type AA.....                                           | 1361-24-SA | National Airoil High Pressure Burner.....                              | 185-29-SA  |
| Coen Mechanical Oil Burner.....                                         | 942-21-SA  | National Airoil Low Pressure Burner.....                               | 186-29-SA  |
| Cornell No. 1 Type A Oil Burner.....                                    | 397-23-SA  | Nichols-McCann-Harrison Burners.....                                   | 255-31-SA  |
| Dahl Mechanical Fuel Oil Burner.....                                    | 13-21-SA   | North American Low Pressure Oil Burner....                             | 792-26-SA  |
| D'Elia Oil Burner.....                                                  | 155-31-SA  | Oil-Elec-Tric Oil Burner.....                                          | 317-31-SA  |
| Enco Type 400 Steam Atomizing Oil Burner..                              | 1414-23-SA | Oronoque Oil Burner.....                                               | 394-30-SA  |
| Enco Mechanical Oil Burner.....                                         | 509-30-SA  | Paramount Oil Burner, Model A.....                                     | 617-30-SA  |
| Enterprise Rotary Fuel Oil Burner.....                                  | 1149-27-SA | Peabody-Fisher Wide Range Mech. Oil Burner                             | 644-21-SA  |
| Fess Turbine Burner.....                                                | 26-22-SA   | Petro Mechanical Burner and Air Register....                           | 735-24-SA  |
| Frankfort Type P Oil Burner.....                                        | 1046-23-SA | Petro Oil Burner, Models D-10, D-11, D-12,<br>D-13, D-14 and D-15..... | 40-31-SA   |
| Gem Fuel Oil Burner.....                                                | 111-26-SA  | Quiet Ballard Automatic Oil Burner.....                                | 660-30-SA  |
| Ghapco Steam Generator.....                                             | 348-31-SA  | Quinn Oil Burning Equipment.....                                       | 367-21-SA  |
| Gilbert & Barker Fuel Oil Burner.....                                   | 1636-21-SA | Ray Rotary Fuel Oil Burner.....                                        | 504-23-SA  |
| GRD Fuel Oil Atomizer.....                                              | 128-27-SA  | Rockwell Fuel Oil Burner.....                                          | 341-21-SA  |
| Hammel Oil Burner.....                                                  | 1278-21-SA | Rohr Schanck Fuel Oil Burner.....                                      | 583-21-SA  |
| Hammond Oil Burner.....                                                 | 72-31-SA   | Simplex Horizontal Rotary Fuel Oil Burner..                            | 1203-22-SA |
| Harris Fuel Oil Burner.....                                             | 690-30-SA  | Steam Oil Burner.....                                                  | 183-22-SA  |
| Hauck Venturi Low Pressure Oil Burner.....                              | 88-27-SA   | Surface Combustion Low Pressure Burner....                             | 92-23-SA   |
| Hayward Oil Burner.....                                                 | 696-30-SA  | Tate-Jones Fuel Oil Burner, "L" Type.....                              | 1254-24-SA |
| Holby Oil Burner.....                                                   | 328-27-SA  | Tate-Jones No. 6 Oil Burner.....                                       | 1444-23-SA |
| Holby Type B Fuel Oil Burner.....                                       | 689-29-SA  | Timken Rotary Oil Burner.....                                          | 297-29-SA  |
| Induslo Fuel Oil Burner 1-27.....                                       | 5-24-SA    | Todd Mechanical Fuel Oil Burner.....                                   | 1525-22-SA |
| Kreager Oil Burner.....                                                 | 367-30-SA  | Todd Rotary Fuel Oil Burner.....                                       | 454-25-SA  |
| Leiman Brothers Fuel Oil Burner.....                                    | 314-30-SA  | Todd Steam Atomizing Fuel Oil Burner.....                              | 123-23-SA  |
| Liberty Automatic Heater.....                                           | 129-28-SA  |                                                                        |            |



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### *Administrative Applications.*

- 1029-27-A—39 Fifth avenue, Manhattan.  
1030-27-A—13-16 Central Park West, Manhattan.  
1031-27-A—20-28 West 72nd street, Manhattan.  
1032-27-A—242-248 West 76th street, Manhattan.  
726-30-A—46 West 98th street, Manhattan.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

### *Appliances Submitted for Approval.*

- 1193-21-SA—Quimby Screw Pump, approval of.  
610-22-SA—Crocker Gas Valve, approval of.  
799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
124-23-SA—Master Gas Shut-Off Valve, approval of.  
125-23-SA—Packless Gas Shut-Off Valve, approval of.  
127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
297-23-SA—"Automatic" Deluge Valve, approval of.  
443-23-SA—Automatic Gas Shut-Off, approval of.  
525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.).  
1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1264-25-SA—Koerting Gear Pump, approval of.  
187-27-SA—Keenan Gas Shut-Off Valve, approval of.  
537-27-SA—Leader Gas Shut-Off Valve, approval of.  
814-27-SA—Elkhart Flush Type Siamese, approval of.  
1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.  
213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.  
712-28-SA—Alert Gas Shut-Off Valve, approval of.  
958-28-SA—N. D. T. Fire Gong Control Panels, approval of.  
42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.  
210-29-SA—A Diamond "S" 250 lbs. 2½-inch Angle Globe Water Hose Valve, approval of.  
380-29-SA—Kennedy 2½-inch Hose Outlet Valve, Type "A," approval of.  
195-30-SA—Simplex Water Pressure Reducing Valve, approval of.

- 260-30-SA—Scranton Steam Pumps, approval of.  
359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.  
568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.  
730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.  
32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.  
40-31-SA—Petro Oil Burner, Models D-10 to D-15, approval of.  
125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.  
137-31-SA—Can't Pull Anti-Syphon Trap, approval of.  
198-31-SA—Silent Champion Oil Burner, Model D, approval of.  
224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.  
250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610 Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.  
251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613. Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.  
354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.  
396-31-SA—Schwarze Single Stroke Bells for Fire Alarm Duty, No. 37-A and No. 37-D, approval of.  
425-31-SA—Leader Oil Burner, approval of.  
437-31-SA—Goulds Rotary Oil Pump, approval of.  
438-31-SA—Quigley No. 10 Low Pressure Oil Burner, approval of.  
444-31-SA—Goodrich Oil Burner, Models G-0, G-1, G-2 and G-3, approval of.  
451-31-SA—Petro Model T Oil Burner, approval of.  
452-31-SA—Petro Model W Oil Burner, approval of.  
470-31-SA—Todd Spiro Burner, approval of.  
479-31-SA—Bettendorf High Pressure Oil Burner, approval of.  
491-31-SA—Superfex Oil Burning Heater, approval of.  
513-31-SA—Autopulse Electric Oil Pump, Model 600, approval of.  
520-31-SA—Gilbert & Barker Junior Flexible Flame Domestic Oil Burner, approval of.  
532-31-SA—Remington Domestic Oil Burner, Type B, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## RULES

### AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

Adopted by the board of standards and appeals November 24, 1931.

#### Rule 8. Piping for Fuel Oil.

##### Section 3. Fill Pipes.

(a) Each tank shall be provided with a separate fill pipe, except as otherwise stated in these rules, which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided

with means for locking and located at or above grade in front of the building or at the side of the building but not beyond the front wall of the building erected on the premises. The fill box or terminal shall be located as remote as practicable from any building opening or subway gratings but not less than three (3) feet therefrom. The distance between the fill line terminal and the curb shall not exceed thirty (30) feet.

(b) Where the top of the tank is above the fill box the fill pipe shall be connected to the top of the tank and be provided with a gate valve sealed closed when not in use at the tank, and a swinging check valve shall be provided in the fill line at the fill box.



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to November 25, 1931.....   | 560  |
| Restored to calendar.....                  | 97   |
| <b>MISCELLANEOUS APPLICATIONS.</b>         |      |
| Requests to reopen.....                    | 296  |
| Requests to amend.....                     | 13   |
| Requests for modification.....             | 98   |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 56   |
| Requests for extension of permit.....      | 7    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 12   |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 3    |
| Total .....                                | 1564 |
| Disposed of .....                          | 1213 |
| Cases pending November 25, 1931.....       | 351  |

## DISPOSITION OF CASES.

|                                                     |      |
|-----------------------------------------------------|------|
| Withdrawn .....                                     | 97   |
| Dismissed .....                                     | 34   |
| Denied .....                                        | 143  |
| Granted .....                                       | 5    |
| Granted on condition.....                           | 353  |
| Appliances approved .....                           | 54   |
| Appliances dismissed, disapproved or withdrawn..... | 28   |
| Rules approved.....                                 | 8    |
| Rules disapproved, rescinded or withdrawn.....      | 1    |
| <b>MISCELLANEOUS ACTIONS.</b>                       |      |
| Requests to reopen granted.....                     | 244  |
| Requests to reopen denied.....                      | 48   |
| Requests to amend granted.....                      | 13   |
| Requests to amend denied.....                       | 0    |
| Requests for modification granted.....              | 76   |
| Requests for modification denied.....               | 22   |
| Requests to rescind granted.....                    | 4    |
| Requests to rescind denied.....                     | 0    |
| Requests for extension of time granted.....         | 55   |
| Requests for extension of time denied.....          | 1    |
| Requests for extension of permit granted.....       | 6    |
| Requests for extension of permit denied.. ..        | 1    |
| Requests to install granted.....                    | 0    |
| Requests to install denied.....                     | 1    |
| Plans approved.....                                 | 12   |
| Plans disapproved.....                              | 0    |
| Administrative requests granted.....                | 0    |
| Administrative requests denied or withdrawn.....    | 0    |
| Interpretations .....                               | 3    |
| Requests withdrawn or dismissed.....                | 4    |
| Total .....                                         | 1213 |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

## BOARD OF STANDARDS AND APPEALS

Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1931.



52.05  
NEW

*mun. Ref.*  
**BULLETIN**

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI      Subscription \$2.50 a year      **DECEMBER 8, 1931**      Single Copies, 5 cents By mail, 7 cents      **No. 49**

## DIRECTORY

BOARD OF STANDARDS AND APPEALS  
HENRY L. CONNELL  
Temporary Chairman

JAMES P. HOLLAND  
JOHN GUILFOYLE  
ASSISTANT CHIEF JOHN J. McELLIGOTT  
WILLIAM J. O'GORMAN, *Secretary*  
EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.  
TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board

## CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Regular Meeting, December 1, 1931, 10 A. M.
- Minutes of Regular Meeting, December 1, 1931, 2 P. M.
- Approved Fuel Oil Pumps.
- Fuel Oil Rules.
- Approved Standpipe System Valves.
- Reserve Calendar.
- Notice of Public Hearing on Proposed Amendment to Notice Putting Into Effect the Elevator Rules.
- Progress Report.

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.  
Special meetings as published in this Bulletin.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, *Tuesday, December 8, 1931, at 2 o'clock*. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on *Tuesday, December 15, 1931, at 2 o'clock*.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to December 2, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                                       |
|-----------------|--------------------|---------------------------------------------------------------------------------|
| 576-31-A.....   | F.D.....           | 52 Vanderbilt ave., Man.,<br>F-88329                                            |
| 575-31-S.....   | B.B.M....          | 150-158 West st., Man.,<br>N. B. 268-30                                         |
| 574-31-A.....   | F.D.....           | 25-27 W. 32nd st., Man.,<br>F-88473                                             |
| 573-31-BZ.....  | B.B.B....          | 564-566 East New York ave.,<br>Bklyn., Applic. 13356-31                         |
| 572-31-BZ.....  | B.B.Q....          | 112-05 to 112-07 Sutphin blvd.,<br>Jamaica, Q., N. B. 5996-31                   |
| 571-31-BZ.....  | B.B.B....          | 224-240 Clarkson ave., Bklyn.,<br>Applic. 9409-31                               |
| 570-31-BZ.....  | B.B.Q....          | Northeast corner of 231st pl. &<br>Merrick rd., Laurelton, Q.,<br>N. B. 5810-31 |
| 569-31-A.....   | F.D.....           | 12-16 E. 31st st., Man.,<br>F-90085                                             |
| 568-31-SA.....  | F.D.....           | Mayfield Oil Burner,<br>Appliance                                               |
| 567-31-BZ.....  | B.B.B....          | 438-448 Glenmore ave., Bklyn.,<br>Applic. 13751-31                              |
| 566-31-BZ.....  | B.B.Q....          | 119-01 to 119-03 Jamaica ave.,<br>Richmond Hill, Q.,<br>N. B. 2755-31           |
| 565-31-A.....   | F.D.....           | 3-5 W. 8th st., Man.,<br>F-84015 & F-84016                                      |
| 564-31-BZ.....  | B.B.B....          | 842-852 Ralph ave., Bklyn.,<br>Applic. 12147-31                                 |
| 563-31-BZ.....  | B.B.B....          | 1632 Benson ave., Bklyn.,<br>Applic. 7257-31                                    |
| 562-31-A.....   | F.D.....           | 40-27 23rd st., L. I. C., Q.,<br>L. C. 35078                                    |
| 561-31-S.....   | F.D.....           | 335-337 Greenwich st., Man.,<br>L. D. 83889                                     |

## CODE

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, DECEMBER 8, 1931, AT 2 P. M.**

*Building Zone Cases.*

458-31-BZ.  
APPLICANT—Abraham Apat, for Jacob Genel, owner.  
PREMISES—616 Hemlock street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the maintenance of a cream and cheese depot and accessory uses.  
460-31-BZ.  
APPLICANT—Julius Steinberg, for Sarah Goldberg, owner.

PREMISES—793 Washington avenue, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a residence district the erection and maintenance of a one-story extension and the extension of the existing business use.

475-31-BZ.

APPLICANT—Allen A. Blaustein, for Jennie Girioni, owner.

PREMISES—76-78 East 28th street, west side, 153 ft. 9¾ in. south of Albemarle road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration, extension and conversion of occupancy from a stable to a garage for more than five (5) motor vehicles.

480-31-BZ.

APPLICANT—C. S. Juell, for Long Island Theatres Co., Inc., owner.

PREMISES—South side of Northern boulevard, 101 ft. east of Main street, Flushing, Borough of Queens.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop and a garage for more than five (5) motor vehicles.

**DECEMBER 8, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 8, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 405-31-BZ—Application, August 19, 1931, under tions 6, 7a and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of George Mazirow, owner, to permit in a business use district the extension of an existing gasoline service station; premises 2130 Atlantic avenue and 275 Saratoga avenue, southeast corner, Brooklyn.

CAL. NO. 316-29-BZ—Application, May 29, 1929; granted on certain conditions for a temporary permit on October 15, 1929; reopened September 29, 1931, under section 21 of the building zone resolution, of Marcus & Galt, Inc., applicant and present owner, to permit in a business district the maintenance and occupancy of a gasoline service station; premises 854 Sound View avenue, southeast corner of Story avenue, The Bronx.

CAL. NO. 231-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Mary De Luca, owner, to permit in a business district the change of occupancy of a building occupied as a warehouse for light manufacturing to a garage for more than five (5) motor vehicles; premises east side of 101st street, 146 ft. south of Liberty avenue, Ozone Park, Borough of Queens.

CAL. NO. 401-31-BZ—Application, August 17, 1931, under section 21 of the building zone resolu-



# CALENDAR

tion, of Joseph P. Bourke, applicant, on behalf of Apperson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1-19 Fifth avenue, 622-628 Atlantic avenue and 623-627 Pacific street, Brooklyn.

CAL. NO. 446-31-BZ—Application, September 10, 1931, under section 21 of the building zone resolution, of Sibley & Fetherston, applicants, on behalf of Department of Hospitals, City of New York, owner, to permit in a business district the erection of a motor vehicle repair shop and garage for more than five (5) motor vehicles as an extension to an existing garage (accessory to a hospital); premises northwest side of Brielle avenue, 1,780 ft. north of Rockland avenue (Sea View Hospital Farm Colony), Borough of Richmond.

HENRY L. CONNELL,  
*Temporary Chairman.*

## DECEMBER 8, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

415-31-A—402 East 3rd street, Manhattan.  
428-31-A—373 Fifth avenue, northeast corner of East 35th street, Manhattan.  
433-31-A—244-252 West 54th street, Manhattan.  
365-31-A—170 Fifth avenue and 2 West 22nd street, southwest corner, Manhattan.

### *Petitions for Variations.*

366-31-S—170 Fifth avenue and 2 West 22nd street, southwest corner, Manhattan.  
288-31-S—103 Lafayette street and 99 Walker street, southeast corner, Manhattan.  
311-31-S—109-111 West West 27th street, Manhattan.  
357-31-S—553-555 Eighth avenue and 304 West 38th street, Manhattan.  
403-31-S—737 Water street and 50-60 Corlears street, southeast corner, Manhattan.  
419-31-S—2228-2236 Broadway and 218-220 West 80th street, southeast corner, Manhattan.

### *Appliances Submitted for Approval.*

530-31-SA—Fano-Flame Oil Burner, approval of.  
534-31-SA—Page Fuel Burner, approval of.  
536-31-SA—Standard Automatic Oil Burner, Type 14-G, approval of.  
540-31-SA—Acoustex Material, approval of.  
548-31-SA—National Airoil Type D-R Rotary Oil Burner, approval of.

## DECEMBER 11, 1931, 10 A. M.

### SPECIAL MEETING.

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 11, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 289-31-BZ—Application, June 8, 1931, under section 21 of the building zone resolution, of John E. Roeser, applicant and owner, to permit in a business district the conversion of occupancy from stores to a motor vehicle repair shop on the first story; premises 1697-1705 Jerome ave-

nue, northwest corner of Clifford place, The Bronx.

CAL. NO. 336-31-BZ—Application, July 1, 1931, under section 21 of the building zone resolution, of Manuel M. Voit, applicant, on behalf of Long Island Storage Warehouses, Inc., owner, to permit, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of an ice skating rink and two (2) stores; premises 288-296 Coney Island avenue and 1-9 Ocean parkway, southwest corner, Brooklyn.

CAL. NO. 571-30-BZ—Application, September 3, 1930; denied January 6, 1931; reopened October 14, 1931, under section 21 of the building zone resolution, of Joseph M. Loneragan, applicant, on behalf of Frank C. Colyer, lessee, to permit in a residence district the alteration and change of occupancy of the basement story of an existing apartment house from dwelling to business use (restaurant); premises 761-765 St. Mark's avenue and 123-147 New York avenue, northeast corner, Brooklyn.

CAL. NO. 303-30-BZ—Application, May 1, 1930; withdrawn October 7, 1930; reopened October 8, 1931, under section 21 of the building zone resolution, of Homack Construction Corp., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

CAL. NO. 290-31-BZ—Application, June 9, 1931, under section 21 of the building zone resolution, of South Ozone Park Lumber & Supply Co., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Rockaway boulevard and 128th street, South Ozone Park, Borough of Queens.

CAL. NO. 382-31-BZ—Application, July 30, 1931, under section 21 of the building zone resolution, of Joseph D. Nunan, Jr., applicant, on behalf of Dora Intner, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 109-04 Northern boulevard, southeast corner of 109th street, Corona, Borough of Queens.

CAL. NO. 389-31-BZ—Application, August 3, 1931, under section 21 of the building zone resolution, of Herbert Benon, applicant, on behalf of George W. White, owner, to permit in a business district the change of occupancy of portion of an existing building to a motor vehicle repair shop; premises 6513-6521 Fifth avenue, northeast corner of 66th street, Brooklyn.

CAL. NO. 393-31-BZ—Application, August 10, 1931, under section 21 of the building zone resolution, of David C. Broderick, applicant, on behalf of Maria Ranallo Di Tullio,



# CALENDAR

owner, to permit in a business district the erection and maintenance of a monumental stone works; premises 3215 East Tremont avenue, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*

## DECEMBER 11, 1931, 2 P. M.

### SPECIAL MEETING.

#### *Appeals from Administrative Orders.*

314-31-A—29-06 Review avenue, southwest corner of 29th street, Long Island City, Borough of Queens.

241-31-A—119 West 33rd street, Manhattan.

230-31-A—117 West 33rd street, Manhattan.

412-31-A—1674-1696 Atlantic avenue and 1661-1683 Pacific street, Brooklyn.

106-31-S—145-17 Jamaica avenue, Jamaica, Borough of Queens.

#### *Petition for Variation.*

201-31-S—1215-1225 Broadway, Manhattan.

## CALL OF CLERK'S CALENDAR

### TUESDAY, DECEMBER 15, 1931, AT 2 P. M.

#### *Building Zone Cases.*

378-31-BZ.

APPLICANT—T. John McKee, for Maria Astarita, owner.  
PREMISES—107-111 3rd place, north side, 100 ft. east of Court street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

404-31-BZ.

APPLICANT—John Cirpiano, for Lucy Cirpiano and Lena Cirpiano, owners.

PREMISES—6413-6423 Fort Hamilton avenue and 949-957 65th street, northeast corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

431-31-BZ.

APPLICANT—Abraham H. Simon, for Amram Realty Co., Inc., owner.

PREMISES—2902-2924 Avenue U, southwest corner of Nostrand avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

447-31-BZ.

APPLICANT—Harry Korn, for Samuel Shore and Harry Korn, owners.

PREMISES—296-300 Putnam avenue, south side, 300 ft. east of Nostrand avenue, Brooklyn.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of a factory building and the extension of the existing business use.

497-31-BZ.

APPLICANT—Charles Schaefer, Jr., for William Hagedorn, owner.

PREMISES—2493 Valentine avenue and 226 Fordham road, southwest corner, The Bronx.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

499-31-BZ.

APPLICANT—Charles D. Cords, for Louis Cherleck and Catherine Cherleck, owners.

PREMISES—262-10 Hillside avenue, Floral Park Gardens, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

317-28-BZ.

APPLICANT—McCoey & Conroy, for Michel Holding Corp., owner.

PREMISES—1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and wherein the time to obtain permits and complete work has expired; reopened November 24, 1931).

367-31-BZ.

APPLICANT—Harry Urquhart, for Alexander Mintz, owner.

PREMISES—Northeast corner of 117th street and 101st avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business use district the erection and maintenance of a gasoline service station.

## DECEMBER 15, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 333-31-BZ—Application, July 1, 1931, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Firestone Tire & Rubber Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Northern boulevard and 155th street, Flushing, Borough of Queens.

CAL. NO. 285-31-BZ—Application, June 5, 1931, under section 21 of the building zone resolution, of John Potts, applicant, on behalf of Constantinos Demetroukas, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Jamaica Bay boulevard and Nolins avenue (165th avenue), Borough of Queens.

CAL. NO. 392-31-BZ—Application, August 7, 1931, under section 7c of the building zone resolution, of Eugene De Rosa, applicant, on behalf of Melrose Bond & Mortgage Corp., owner, to permit in a residence district



# CALENDAR

the erection and maintenance of a theatre building; premises 1534-1540 Grand course, east side, 268.9 ft. south of Mt. Eden avenue, and 1555 Sheridan avenue, The Bronx.

CAL. NO. 418-31-BZ—Application, August 25, 1931, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Gerwan Realty Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1036-1060 Gravesend avenue, southwest corner of Parkville avenue, Brooklyn.

CAL. NO. 522-31-BZ—Application, October 22, 1931, under sections 7c and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Borden's Farm Products Co., Inc., owner, to permit the extension, from an unrestricted district into a business district, of an existing building occupied as a garage for more than five (5) motor vehicles and, also, as a milk distributing station; premises east side of East 49th street, between Glenwood road and Kings highway, Brooklyn.

CAL. NO. 1126-27-BZ—Application, October 20, 1927; granted on certain conditions April 24, 1928; reopened and an extension of time granted November 7, 1928; reopened and an extension of time granted April 23, 1929, and wherein the time to obtain permits and complete work has expired; reopened October 22, 1931, under section 21 of the building zone resolution, of Pauline Brickman, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*

## DECEMBER 15, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

- 435-31-A—876-878 Broadway, Manhattan.
- 439-31-A—54-82 Broadway, Brooklyn.
- 429-31-A—13-17 East 42nd street and 316-330 Madison avenue, northwest corner, Manhattan.
- 449-31-A—317-321 Kent avenue and 29-47 South 4th street, Brooklyn.
- 454-31-A—16-18 East 40th street and 13 East 39th street, Manhattan.
- 456-31-A—11-25 Madison avenue, 324-342 Fourth avenue, 38-60 East 25th street and 1-33 East 24th street, Manhattan.
- 457-31-A—1507-1521 Broadway, Manhattan.

### *Petitions for Variations.*

- 432-31-S—50-56 South 11th street and 495-497 Wythe avenue, Brooklyn.
- 440-31-S—160-178 Jay street, 97-195 High street and 84-94 Sand street, Brooklyn.
- 455-31-S—34-01 to 34-17 64th street, southeast corner of 34th avenue, Woodside, Borough of Queens.
- 461-31-S—49-57 West 37th street, Manhattan.
- 469-31-S—141-145 West 36th street, Manhattan.

## DECEMBER 18, 1931, 10 A. M.

### *Building Zone Applications.*

### SPECIAL MEETING.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 18, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 294-31-BZ—Application, June 10, 1931, under section 21 of the building zone resolution, of Hyman & Segall, applicants, on behalf of Benjamin T. Cooke, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 26-42 Crystal street, west side, 100 ft. north of Liberty avenue, Brooklyn.

CAL. NO. 292-31-BZ—Application, June 10, 1931, under sections 7e and 21 of the building zone resolution, of Herman King, applicant and owner, to permit in a business district the alteration and change of occupancy of a building occupied as a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles; premises 214-218 Vanderbilt avenue, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

## DECEMBER 18, 1931, 2 P. M.

### SPECIAL MEETING.

### *Appeal from Administrative Order.*

299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

## CALL OF CLERK'S CALENDAR

### TUESDAY, DECEMBER 22, 1931, AT 2 P. M.

### *Building Zone Cases.*

346-31-BZ.  
APPLICANT—Bernard H. Loizzo, for Antonetta Aquarella and Donato Aquarella, owners.  
PREMISES—502-504 Fourth avenue, west side, 60 ft. south of 12th street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district an alteration and conversion of occupancy from a garage for five (5) motor vehicles to a garage for more than five (5) motor vehicles and, also, a motor vehicle repair shop.

441-31-BZ.  
APPLICANT—Herman Katz, for Isidore Popkin, owner.  
PREMISES—7702-7704 Flatlands avenue, southeast corner of East 77th street, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

485-20-BZ.  
APPLICANT—Raymond Irrera, for 2521 Broadway Corp., owner.



# CALENDAR

PREMISES—2521-2523 Broadway, northwest corner of West 94th street, Manhattan.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT a modification of a resolution adopted by the board for the use of the two (2) upper stories of a building for factory purposes (originally limited to office use); (reopened June 16, 1931).

## DECEMBER 22, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

459-31-A—242-250 West 55th street, Manhattan.

466-31-A—216-228 West 23rd street, Manhattan.

467-31-A—West side of Church street, 320 ft. north of Catherine street, Jamaica, Borough of Queens.

471-31-A—Southwest corner of Borden avenue and Review avenue, Long Island City, Borough of Queens.

473-31-A—90-02 Wanda place, Forest Hills, Borough of Queens.

488-31-A—271 New Lots avenue and 612-620 Alabama avenue, northwest corner, Brooklyn.

### *Petitions for Variations.*

472-31-S—608 Broadway, Brooklyn.

474-31-S—97-02 to 97-04 150th street, southeast corner of 97th avenue, Jamaica, Borough of Queens.

498-31-S—323-327 Fifth avenue, Manhattan.

575-31-S—150 West st., 125-131 Barclay street and 138-146 Park place, Manhattan.

## JANUARY 5, 1932, 10 A. M.

### *Appeals from Administrative Orders.*

277-31-A—489 Fifth avenue and 12 East 42nd street, Manhattan.

356-31-A—181 Lincoln avenue and 2488 Third avenue, northwest corner, The Bronx.

448-31-A—8-10 West 36th street, Manhattan.

450-31-A—142-146 West 49th street, Manhattan.

453-31-A—27-35 West 24th street, Manhattan.

494-31-A—Foot of Patterson and Newman avenues, The Bronx.

505-31-A—568-578 Broadway, northeast corner of Prince street, Manhattan.

### *Petitions for Variations.*

506-31-S—568-578 Broadway, northeast corner of Prince street, Manhattan.

495-31-S—Rear southeast corner of Pitkin avenue and 88th street, Ozone Park, Borough of Queens.

## JANUARY 5, 1932, 2 P. M.

### *Petition for Variation.*

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY, DECEMBER 1, 1931, 10 A. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the special meeting of the board held on Thursday morning, November 19, 1931, and the minutes of the special meeting held on Thursday afternoon, November 19, 1931, and the minutes of the regular meeting of the board held on Tuesday morning, November 24, 1931, and the minutes of the regular meeting held on Tuesday afternoon, November 24, 1931, and, also, the minutes of the special meeting held on Thursday, November 19, 1931, at 4 p. m., were approved as printed in Bulletin No. 48, Vol. XVI.

### BUILDING ZONE CASES.

294-31-BZ.

APPLICANT—Hyman & Segall, for Benjamin T. Cooke, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—26-42 Crystal street, west side, 100 ft. north of Liberty avenue, Brooklyn.

### APPEARANCES—

For Applicant: William Hyman and Benjamin T. Cooke.

For Opposition: James J. Morris, E. Mehl, Aaron Lenner and Mrs. C. Palminteri.

ACTION OF BOARD—Laid over to December 18, 1931, at 10 a. m., for inspection and report by a committee of board.

292-31-BZ.

APPLICANT—Herman King, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the alteration and change of occupancy of a building occupied as a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—214-218 Vanderbilt avenue, Brooklyn.

### APPEARANCES—

For Applicant: William Weiss.

For Opposition: Arthur W. Clement, Edward J. McCam, Edith S. Sackett, Louis H. F. Peck, S. S. Williams and Minnie F. Kunz.

ACTION OF BOARD—Laid over to December 18, 1931, at 10 a. m., on request of applicant's representative. Final disposition.

814-28-BZ.

APPLICANT—Martin J. Ort, for John Cestano, owner.

SUBJECT—Application for reopening—interpretation of resolution—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2-8 Bushwick avenue and 796-802 Metropolitan avenue, Brooklyn.

### APPEARANCES—

For Applicant: Martin J. Ort.

ACTION OF BOARD—Application for interpretation withdrawn.

THE VOTE TO WITHDRAW REQUEST FOR INTERPRETATION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott. . . . . 4



# MINUTES

Negative ..... 0  
Absent ..... 0

351-30-BZ.  
APPLICANT—William A. Lacerenza, for James Aquavella, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the alteration and conversion of a portion of a garage for more than five (5) motor vehicles (previously granted by the board) into a gasoline service station (reopened September 29, 1931).

PREMISES AFFECTED—205 Rockaway avenue, southeast corner of Pacific street, Brooklyn.

APPEARANCES—  
For Applicant: Frank G. Colgan and William A. Lacerenza.

For Opposition: Albert Martin Cohen, Stella Boletieri, Josephine Bileilo, Antonio Casano and Bella Bolettierri.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Absent ..... 0

THE RESOLUTION—  
(351-30-BZ)

WHEREAS, William A. Lacerenza, for James Aquavella, owner, filed, May 23, 1930; granted December 23, 1930; reopened September 29, 1931, an application, under the building zone resolution, to permit in a business district the alteration and conversion of a portion of a garage for more than five motor vehicles (previously granted by the board) into a gasoline service station; premises 205 Rockaway avenue, southeast corner of Pacific street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 1, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Rockaway avenue is in a business district, Pacific street is in a business and residence district, and Dean street is in a business and residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 15, 1931 (re Applic. 8086-1931), reads:

"1. Comply with conditional approval of Board of Standards and Appeals as to entrances on Rockaway Ave. only.

"2. Resubmit to Board of Standards and Appeals for consideration of proposed gasoline station on the corner.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 52 ft. and a depth of 95 ft. 6¾ in.; to be occupied as a gasoline service station; and

WHEREAS, the board deemed that applicant has not acted in good faith in that the conditions under which permit was granted for a garage on the premises heretofore were not carried out; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

177-31-BZ.  
APPLICANT—Ruth Bond & Mortgage Co., Inc., owner.  
SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone

resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station, also an automobile laundry and greasing pits (previously dismissed for lack of prosecution; reopened and restored to Calendar October 20, 1931).

PREMISES AFFECTED—2917-2929 Kings highway and 2798-2800 Nostrand avenue, northwest corner, Brooklyn.

APPEARANCES—

For Applicant: K. Karl Klein and Samuel A. Galigzka.

For Opposition: Frank A. Kister, Samuel L. Marcus, James E. Henderson and Mrs. Esther Gursty.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—  
Affirmative ..... 0  
Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Absent ..... 0

THE RESOLUTION—  
(177-31-BZ)

WHEREAS, Ruth Bond & Mortgage Co., Inc., owner, filed, April 23, 1931; dismissed for lack of prosecution July 14, 1931; reopened and restored to Calendar October 20, 1931, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station, an automobile laundry and greasing pits; premises 2917-2929 Kings highway and 2798-2800 Nostrand avenue, northwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 1, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Nostrand avenue is in a business district; Kings highway is in a residence district, and East 29th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 17, 1931 (re App. No. 7811-30), reads:

"Proposed gasoline service station, auto laundry office and greasing pits to be located partly in a residential district, are contrary to Art. II, Sec. 3 and Sec. 4a of Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 129 ft. 7¾ in. on Kings highway and 90 ft. on Nostrand avenue, upon which it is proposed to erect a one-story office, grease pits, an auto laundry and the necessary tanks and pumps for a gasoline service station; westerly 5 ft. of plot in residence district; and

WHEREAS, the application for a gasoline service station is predicated on section 21—hardship—of the building zone resolution, applicant claiming that at the present time the property cannot be developed for a conforming use and give a reasonable return therefrom; and

WHEREAS, there have been filed with this application twenty-nine objections and an objecting letter from the Borough President of Brooklyn and no consents, most of the objectors being immediate adjoining owners on East 29th street from Kings highway to Avenue N and on the south side of Avenue N from East 29th street to Nostrand avenue; and

WHEREAS, the applicant in support of his application claims that the property was bought in anticipation of the proposed development of the subway route by the City of New York, which would cross Kings highway in this locality and claims that this proposed route is now held in abeyance and it has not definitely been decided whether or not the improvement will be made or when it will be made; and

WHEREAS, there are at the present time no non-conforming uses either on Kings highway or Nostrand avenue in this locality with the exception of one gasoline station which



# MINUTES

is on the northeast corner of Kings highway and Nostrand avenue and was erected prior to the enactment of the prohibition against gasoline stations in a business district and, moreover, evidence has been submitted that this locality is developing with use for which it was zoned by the Board of Estimate and Apportionment; and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

187-29-BZ.

APPLICANT—Bacharach & Flato, for Robert C. Seaman and Jacob Finkelstein, owners.

SUBJECT—Application for reopening—extension of time to complete work—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—84-02 Linden boulevard, southeast corner of 84th street, Aqueduct, Borough of Queens.

APPEARANCES—

For Applicant: Jesse R. Bacharach.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(187-29-BZ)

WHEREAS, Philip J. Sinott, for Robert C. Seaman and Jacob Finkelstein, owners, filed, March 22, 1929, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 84-02 Linden boulevard, southeast corner of 84th street, Aqueduct, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 10, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Linden boulevard is in a business and residence district; South Conduit avenue is in a business district; 85th street is in a residence district, and 84th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 8, 1929 (re Plan No. N. B. 898-29), reads:

"The erection of a gasoline and service station in a business district and extending into a residence district is contrary to the building zone resolution.";

and

WHEREAS, it is proposed to erect an office, 20 ft. by 20 ft., bury eight 550-gallon tanks and erect eight pumps for the purpose of conducting a gasoline service station located 100 ft. in a business district and about 64 ft. in a residence district; and

WHEREAS, applicant has filed substantial consents in support of his application and is estopped from complying with the strict letter of the rule of exception as to consents because the remainder of the property within the area fixed is in the ownership of the City of New York which has interposed no objection; and

WHEREAS, the board believes that applicant is entitled to relief under section 21 in view of the consents, the absence of objection and existing conditions; and

WHEREAS, this application was granted by the board at its meeting, December 10, 1929, on certain conditions, and owner, through his agent, James B. Manney, requested an extension of time, and now, through his attorneys, Bacharach & Flato, requests a further extension.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be erected along the southerly property line and for a return of not less than 25 ft. on 84th and 85th streets a wall of approved masonry not less than 8 ft. above grade, faced on the street fronts, and for a return on the rear not less than 10 ft. from the street front of light-colored face brick, and faced on the interior of the plot with light-colored face brick with dark-colored brick trim or paneling, the wall to be coped with architectural terra cotta or natural stone; that there shall be erected along the remainder of the street fronts a concrete curbing not less than 12 in. above grade and not less than 12 in. in breadth, with not more than two openings on the South Conduit avenue front, not more than one opening on Linden boulevard, not more than two vehicular entrances on 84th street and not more than one on 85th street; the vehicular entrances not to exceed in width 10 ft. each; that no gasoline pumps shall be constructed within 10 ft. of the building line; that the office structure for operators of the premises and shelter of the patrons shall be restricted to one story in height, hip roof design, finished with Spanish tile or variegated slate; that the exterior of the building shall be finished with light-colored stucco or face brick with stone trim or dark brick trim; that any advertising display on the premises shall be restricted to the illuminated glass globes of the pumps and the frieze of the one-story structure; that any structure, other than for office use or for auxiliary use and conduct of the business operated on the premises shall be restricted to one story in height, shall be enclosed at least on three sides, but the front of it may be of arch design, maintained open; that return shall be made to this board for approval before submitting plans to the superintendent of buildings; that all permits required shall be obtained within six months and all work completed within one year from December 10, 1931.

282-31-BZ.

APPLICANT—James H. Galloway, for Josephine Lenihan, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse.

PREMISES AFFECTED—102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

APPEARANCES—

For Applicant: James H. Galloway.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(282-31-BZ)

WHEREAS, James H. Galloway, for Josephine Lenihan, owner, filed, June 5, 1931, an application, under the building zone resolution, to permit in a residence use and "C" area district the erection and maintenance of an extension to an existing storage warehouse; premises 102-05 32nd avenue,



# MINUTES

north side, 40 ft. east of 102nd street, Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 12, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 32nd avenue, 102nd street and 103rd street are in residence use and "C" area districts; and

WHEREAS, the decision of the superintendent of buildings, rendered August 14, 1931 (re Alt. 2394-31), reads:

"2. The extension of a storage warehouse in a residence "C" District is contrary to article 2, section 6, of the Building Zone Resolution, otherwise the application does not show a condition contrary to the Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 40 ft. and a depth of 100 ft.; upon the front of the plot there is located a two-story non-fireproof building, 40 ft. by 50 ft. in area, and occupied as a storage warehouse; it is proposed to extend the first story so as to cover the entire lot; to erect a 40 ft. deep extension to the second story and to add a new third story, 40 ft. by 90 ft. in area, and to use the entire premises as a storage warehouse; and "Cal. No. 282-31-BZ.

"Premises 102-05 32nd avenue, north side, 40 ft. east of 102nd street, Corona, Borough of Queens.

## REPORT OF COMMITTEE OF INSPECTION.

"On October 23, 1931, a committee of the board, consisting of Temporary Chairman Connell, Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21 and should include section 7, subdivision a, to permit in a residence use and 'C' area district the erection and maintenance of an extension to an existing storage warehouse.

"The premises under appeal, 40 ft. frontage on 32nd avenue and a depth of 100 ft., is now developed with a two-story building, with a 40 ft. frontage on 32nd avenue and a depth of 50 ft., and lies wholly within a residence use district. This usage has evidently existed since about 1912.

"The adjoining properties on 32nd avenue, both to the east and to the west on both sides of the street, where developed, are developed with conforming residence uses.

"The applicant wishes to erect an additional story to the present building and extend the first story to the rear lot line and the second and third story to within 10 ft. of the rear lot line.

"In a 'C' area district, she would be required to maintain at least 10 ft. rear yard from the yard level upward. This, in the opinion of the committee, should be maintained as the premises immediately abutting the property under appeal at the rear, known as 31-49 102nd street, would have part of the rear of the dwelling house now located on this property shut off from light and air, if the extension as proposed was permitted.

"This point and the fact that in the conduct of the business now on the premises under appeal a great amount of the loading and unloading of trucks was carried on in 32nd avenue seem to be the principal points in objection as advanced by the objectors, of whom there are twenty-one, and no consents.

"The applicant, however, proposes to so alter the front of the building and the first story as to permit of a loading platform within the building, so that all loading and unloading of trucks and any work connected with the conduct of the business will be within the building wholly and solely.

"The committee is of the opinion that, if this condition is carried out and such other safeguards are imposed as will protect the adjoining and abutting property owners, the applicant is entitled to relief under

sections 7a and 21 of the building zone resolution, and recommends the granting of this appeal.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the premises were the subject of an inspection by a committee of the board, report of which committee was read at this hearing and which report is herewith made a part of this resolution; and

WHEREAS, it has been shown that the use now existing on the premises existed prior to July 25, 1916, and has been continuously so used since that time; and

WHEREAS, the applicant is rightfully before the board under section 7a of the building zone resolution for the extension of an existing building; and

WHEREAS, the board deems that a denial of this application would devolve practical difficulty and unnecessary hardship upon the applicant; and

WHEREAS, this application was granted by the board at its meeting, March 12, 1931, on certain condition, and owner, through her attorney, requested a modification of these conditions.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the new building, as proposed, shall be limited to three stories in height and shall set back from the rear lot line not less than 10 ft. from the yard level upward; that the rear yard so formed shall be paved with cement paving; that on the rear and side lot lines not occupied by the building there shall be erected a man-proof fence not less than 7 ft. in height; that all loading and unloading from trucks shall be carried on entirely within the building proposed; that the building shall be fire-retarded throughout in accordance with the rules of the board of standards and appeals; that any advertising signs shall be confined to one sign across the facade of the building, indicating the name and nature of the business conducted on the premises, and shall be located approximately between the first and second stories; there shall be no roof signs of any nature or description on the premises; the gable walls shall be unpierced throughout their entire height and length; any windows installed in the rear wall shall be fireproof and of fixed frame and sash; any doorway in the rear wall shall be limited to 3 ft. 8 in. in width and shall be equipped with a fireproof, self-closing door, and permitting the storage of four (4) automobiles in the ownership of the owner and operator of the business conducted on the premises, prohibiting any storage of gasoline or oils of any nature or description except the gasoline in tanks of cars so stored on the premises; that these cars shall be stored in the space at the front westerly portion of the premises, approximately 18 ft. in width and about 50 ft. in depth, running back from the building line; that said space shall be confined to the first story and be enclosed completely on three sides with unpierced masonry walls not less than 8 in. in thickness except one opening on the easterly enclosure wall, approximately in the center, for loading and unloading of trucks; that said opening shall be equipped with self-closing, fireproof doors; that the ceiling of enclosed space shall be fire-retarded in accordance with the rules of the board of standards and appeals; that the building shall be constructed entirely in accordance with the building code; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

## APPROVAL OF PLANS.

201-30-BZ.

APPLICANT—Henry J. Nurick, for Harriet Haber and W. B. Company.

SUBJECT—Approval of plans—re Application (decision of



# MINUTES

the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.  
PREMISES AFFECTED—28-12 31st street and 30-15 Newtown avenue, northwest corner, Long Island City, Borough of Queens.  
APPEARANCES—None.  
ACTION OF BOARD—Plans approved in accordance with engineer's report.

## THE VOTE TO APPROVE PLANS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY, DECEMBER 1, 1931, 2 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

412-31-A.  
APPELLANT—Croker National Fire Prevention Engineering Co., for Purity Bakeries Corp., owner.  
SUBJECT—Appeal from an order and a decision of the fire commissioner.  
PREMISES AFFECTED—1674-1696 Atlantic avenue and 1661-1683 Pacific street, Brooklyn.  
APPEARANCES—  
For Appellant: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to December 11, 1931, at 2 p. m., to consult with owner.

398-31-A.  
APPELLANT—Ninety-Five Wall Street Realty Co., Inc., owner.  
SUBJECT—Appeal from an order of the fire commissioner.  
PREMISES AFFECTED—115-117 Water street and 91 Wall street, southeast corner, Manhattan.  
APPEARANCES—  
For Appellant: Lloyd Christie.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Appeal granted on condition.  
THE VOTE—  
Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0  
THE RESOLUTION—

(398-31-A)

WHEREAS, Ninety-Five Wall Street Realty Co., Inc., owner, filed, August 13, 1931, an appeal from an order of the fire commissioner, affecting premises 115-117 Water street and 91 Wall street, southeast corner, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 19, 1931 (Order No. 84443-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level: Secs. 580-581, Ch. 5, Code of Ordinances.";

and

WHEREAS, the building is fireproof, eight stories in height, 41 ft. by 65 ft. in area; OCCUPIED as an office building, approximately fifteen persons per story; and

WHEREAS, appellant contends that the 1,200-gallon gravity tank supplying the standpipe system is located approximately 6 ft. above the outlet in the top story; that there is a float, which starts at the 750-gallon mark, to operate a 25-gallons-per-minute pump to refill the tank; said tank suction from the city water main.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that a 2,500-gallon tank for the standpipe system shall be provided on the roof of the present pent house and that the elevation of the bottom of such tank above the top story hose outlet shall be not less than the distance from the roof of the present pent house to the top story hose outlet; that the hose in the top story shall be equipped with ½-inch nozzles; that the standpipe system shall comply with the rules in all other respects, and that the building shall be not increased in height or area.

935-26-A.

APPELLANT—Products Manufacturing Co., owner.  
SUBJECT—Application for reopening—extension of time of temporary permit—re Appeal from an order of the fire commissioner.  
PREMISES AFFECTED—Flatbush avenue and Jamaica Bay, Barren Island, Brooklyn.  
APPEARANCES—  
For Appellant: Hiram Thomas.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Appeal reopened and temporary permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—  
Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(935-26-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Products Manufacturing Co., owner, filed, November 15, 1926, an appeal from an order of the fire commissioner, affecting premises Flatbush avenue and Jamaica Bay, Barren Island, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 6, 1926 (Order No. 98121-F), reads:

"1. Install a standpipe system with risers 4" in diameter to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basement, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and



# MINUTES

WHEREAS, the premises consist of a group of buildings, frame, fireproof and non-fireproof, one and two stories in height, 250 ft. by 185 ft., irregular, about 26,500 sq. ft. in area at first story and 125 ft. by 130 ft., irregular, about 12,857 sq. ft. in area at second story; OCCUPIED for the manufacture of fertilizer and animal by-products, total of 20 persons; and

WHEREAS, the appellant claims that except the dryer room and rendering room the group of buildings are only one story in height, open on four sides, and have no cellar; that the premises are provided with an 8-inch salt water suction line and a 6-inch fresh water line connected up to pumps having capacities of 500 gallons per minute and 200 gallons per minute, respectively; that there are 106 water buckets on the first story and 26 water buckets on the second story; furthermore, the appellant contends that the largest individual floor area is 10,614 sq. ft. where fertilizer is stored, also that due to the nature of the business conducted the greater portion of the premises is continually running with water; and

WHEREAS, this appeal was granted by the board January 11, 1927, on certain conditions, and the conditions modified and occupancy permitted to July 1, 1928, and owner requests a further modification of these conditions and permission to maintain present conditions until December, 1932.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the present use and occupancy be discontinued on or before December 31, 1932.

414-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Terminal Warehouse Co., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—262-278 11th avenue, southeast corner of West 28th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings and Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(414-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Terminal Warehouse Co., owner, filed, August 22, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 262-278 11th avenue, southeast corner of West 28th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 21, 1931 (Order No. 85409-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Sec. 580-1, Ch. 5, Code of Ordinances."

and

WHEREAS, the decision of the fire commissioner, rendered August 3, 1931 (Order No. 85409-F), reads:

"In reply to your letter of July 22nd, 1931, advising that you have been retained by the owners to appeal from the requirements of Order No. 85409-F, and that you are unable to do so, due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit of 20 days has elapsed and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued, therefore, your request is denied.";

and

WHEREAS, the building, erected in 1915, is fireproof, five stories in height, 171 ft. 11 in. by 96 ft. in area; OCCUPIED: 1st story, storage, manufacturing and shipping of folding boxes, 20 persons; 2nd story, manufacturing folding boxes and office, 20 persons; 3rd story, manufacturing folding boxes and office, 20 persons; 4th story, shipping, receiving and stock, 15 persons; 5th story, wax engraving and map mounting, 15 persons; and

WHEREAS, appellant contends that the premises are protected with a sprinkler system which is equipped with National District supervisory waterflow alarm; that when the building was erected in 1915 the standpipe system was shown exactly as at present and copy of said plan was filed with the fire department, same having been Plan No. 139-1915, showing that there would be no standpipe tank installed, and same was stamped approved by the Bureau of Violations and Auxiliary Fire Appliances on February 8, 1915; and

WHEREAS, the present standpipe system was installed at the time of the erection of the building in 1915; and

WHEREAS, this system was approved by the fire department under Building Plan No. 139-1915, the building is equipped with a sprinkler system fed from a 15,000-gallon gravity tank, which tank is fed from two 1,500-gallons-per-minute steam pumps, suction taken from the city main and also from the Hudson River; and

WHEREAS, the certificate of occupancy was issued by the building superintendent in 1924, at which time the use had been changed from a warehouse to a factory.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the present standpipe riser line shall be connected to the two sprinkler pumps in a manner satisfactory to the fire department, and that the building shall be not increased in height or area.

## PETITION FOR VARIATION.

1114-27-S.

PETITIONER—Samuel Rosenblum, for The Seamen's Bank for Savings, present owner.

SUBJECT—Application for reopening—modification—re Variation of the labor law, as cited in an order of the fire commissioner.

PREMISES AFFECTED—810 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(1114-27-S)

WHEREAS, William F. Doyle, for Henry Russell, owner, filed, October 17, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 810 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 7, 1927 (Order No. 3111-LD), reads:

"1. Arrange the fire escape at the rear of building and the openings leading thereto and the windows opening on the course thereof, so that same are in compliance with the provisions of Section 79B-4 and 79B-5 of the Labor Law and the Rules of the Board of Stand-



# MINUTES

ards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 79B-1 of the Labor Law.

"Among the defects noted on this fire escape are the following: Windows on course not fireproof; stairs are not 45 degrees; doors to balconies at least 2' x 6' not provided. No stairway from top balcony to roof; no stairway from lowest balcony to ground, not screened to height of 4' 6"; no hand rail on balcony openings; no passageway from termination of fire escape to street; hand rail on long side of balcony opening on one side of stairs not 36" high."

and

WHEREAS, the building is fireproof, eight stories in height, 25 ft. by 120 ft. in area at first story and 25 ft. by 112 ft. in area above; OCCUPIED: 1st story, store; upper stories, manufacture of clothing, not more than 5 persons on any story; EQUIPPED with a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; a fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from the second story to the roof; a drop ladder to yard level; with no legal means of egress from the termination of the fire escape; and

WHEREAS, the same order was granted on condition by the board under Cal. No. 989-22-S, one of which reads: "that a fixed double-rung iron ladder with hand rails shall be provided from lowest balcony to yard"; such a ladder was constructed from lowest balcony terminating in the adjoining yard at east; thereafter the owner of adjoining premises at east erected an iron shed covering the width of his lot; and

WHEREAS, the bureau of fire prevention has refused to accept the above condition as a compliance with the resolution of the board; and

WHEREAS, this petition was granted by the board at its meeting, May 8, 1928, on certain conditions, and owner, through his agent, Samuel Rosenblum, requested a modification of these conditions.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on

condition that the egress from the termination of the rear fire escape shall be through a fireproof passageway as shown on plans submitted with this request; that the rear fire escape is to be in full compliance with the labor law and rules of the board of standards and appeals; that the passageway as proposed shall be not less than 3 ft. wide with unpierced fireproof walls, ceiling, floor, connecting at mezzanine level to landing of the main stairway towards the front of the building, thence down front stairs to main corridor to the street; that the occupancy of the building above the first story shall be limited to the legal capacity of the primary means of exit; that the building shall be not increased in height or area, and that the requirements of the resolution under Cal. No. 989-22-S be complied with in all other respects; that the labor law shall be complied with in all other respects.

## APPLIANCES SUBMITTED FOR APPROVAL.

537-31-SA.

PETITIONER—Standard Combustion Corp., owner.

SUBJECT—Standard Automatic Oil Burner, Type 11-G, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

541-31-SA.

PETITIONER—DeWalt Oil Burner Co., owner.

SUBJECT—DeWalt Oil Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

Adjourned 4.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

# APPROVED APPLIANCES

## FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

| Name of Pump                                                    | Calendar No. | Name of Pump                                         | Calendar No. |
|-----------------------------------------------------------------|--------------|------------------------------------------------------|--------------|
| American Marsh Duplex.....                                      | 638-25-SA    | Leiman Rotary .....                                  | 95-24-SA     |
| American Marsh Simplex.....                                     | 639-25-SA    | Marsh Fuel Oil Pump.....                             | 1050-23-SA   |
| Autopulse Electric Fuel Oil Pump.....                           | 215-31-SA    | McGowan Horizontal Duplex Fuel Oil Pump..            | 936-23-SA    |
| Ballard Duplex Electric Driven Pump Set....                     | 1413-22-SA   | M. D. Rotary.....                                    | 52-27-SA     |
| Beach Russ Co. Rotary.....                                      | 1134-22-SA   | Milwaukee Piston Rotating Port Pump.....             | 763-25-SA    |
| Blackmer Rotary .....                                           | 935-24-SA    | Monroe Oil Pump.....                                 | 658-26-SA    |
| Blake & Knowles Horizontal Simplex Piston<br>Pattern Pump ..... | 372-21-SA    | Northern Rotary .....                                | 1396-24-SA   |
| Century Rotary .....                                            | 908-21-SA    | Pascoe Pump Set.....                                 | 1029-26-SA   |
| Cook Electric Oil Pump.....                                     | 603-25-SA    | Quimby Screw Pump.....                               | 1193-21-SA   |
| Davidson .....                                                  | 590-21-SA    | Ray Rotary .....                                     | 588-25-SA    |
| Dean Bros. Durable Duplex.....                                  | 840-22-SA    | Rotary Pressure Pump.....                            | 1060-25-SA   |
| Deming Double Oscillating Force Pump.....                       | 458-27-SA    | Rotary Vacuum Pump.....                              | 513-25-SA    |
| Deming Fuel Oil Pump.....                                       | 298-31-SA    | Tate-Jones .....                                     | 492-21-SA    |
| Enterprise Oil Pump.....                                        | 11-28-SA     | Teesdale Automatic Booster Fuel Oil Pump..           | 1279-25-SA   |
| Exeter Rotary .....                                             | 507-22-SA    | Tuthill Model B Fuel Oil Pump.....                   | 60-28-SA     |
| Goulds Hand Rotary.....                                         | 1133-25-SA   | Union Steam Pump for Fuel Oil.....                   | 705-30-SA    |
| Goulds Triplex Plunger.....                                     | 257-22-SA    | Viking .....                                         | 438-21-SA    |
| Hardinge Fuel Oil Pump.....                                     | 813-25-SA    | Warren Oil Pump.....                                 | 1169-23-SA   |
| Kinney Rotating Plunger Pump.....                               | 503-24-SA    | Wayne Oil Pump & Fan Set.....                        | 1155-25-SA   |
| Kraissl Fuel Oil Pump.....                                      | 60-28-SA     | Worthington Duplex Double-Acting Steam<br>Pump ..... | 184-22-SA    |
|                                                                 |              | Worthington Show Model Duplex.....                   | 194-22-SA    |



# RULES

## FUEL OIL RULES

### CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS

(217-21-SR)

Adopted by the Board of Standards and Appeals November 6, 1919; Admended January 6, 1922; January 18, 1924; October 19, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931, and November 24, 1931.

#### Rule 1. Definitions.

For the purpose of these rules the following terms shall be interpreted in accordance with these definitions:

##### DEVICES:

No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

**DISCHARGE LINE** shall be the line between the discharge outlet of the pump and the burner oil inlet connection.

**DWELLINGS** are buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories and monasteries.

**FILL LINE** is the line between the fill box and the fill pipe connection in the storage tank.

##### FIRE RETARDING MATERIALS:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or asbestos boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.

**FIRM FOUNDATION:** A firm foundation is one which will carry the maximum load to which it shall be subjected without exceeding the safe bearing capacity of the soil.

**FUEL OIL:** Any liquid mixture, substance or compound, derived from petroleum, which does not exit an inflammable vapor below a temperature of 125° F. when tested in a Tagliabue open cup tester (Chapter X Article I Code of Ordinances).

The use of crankcase refuse oil as fuel oil is strictly prohibited.

**GAUGING DEVICE:** A means by which the level of the oil in a storage tank may be indicated.

**HEATERS:** A device for heating fuel oil for the purpose of decreasing the viscosity.

**OIL BURNER:** A device designed for the purpose of burning fuel oil.

**OVERFLOW PIPE:** A pipe which conveys by gravity the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

**RELIEF VALVE:** A valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

**REMOTE CONTROL:** A hand, electric, or mechanically operated device to shut off the oil supply.

**RETURN LINE:** A line for the purpose of conveying by-passed oil to a storage tank.

**SCAVENGING LINE:** A line installed to permit the removal of water or foreign matter from a storage tank.

**SHUT-OFF VALVE:** A device that can be actuated to prevent the flow of liquid in a line of pipe.

**SUPPLY LINE:** That portion of the line between the storage tank and the oil pump inlet connection. Where a pump is not used it shall be that portion of the line between Storage Tank and the burner oil inlet connection.

**SWING JOINT:** A connection made in a pipe line by means of a combination of fittings so that the tank can settle naturally without breaking the line or impairing the efficiency of the connection.

#### Rule 2 (a). Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks.

#### (b). Oils Not Permitted.

Oils derived from or including petroleum that have a flashpoint below a temperature of 125 degrees Fahrenheit, when tested in a Tagliabue open cup tester, shall not be used as a fuel to produce heat or power.

(c) Fuel Oil, within the meaning of these rules, having a flashpoint between 125 degrees and 150 degrees F may be used for heating when the quantity stored is limited as prescribed in rule 4, section 1, subdivision i. If used in tenement houses, commercial or industrial plants, a certificate of fitness for the operator of the plant shall be required as per Rule 15.

#### Rule 3. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

(a) In all buildings fuel oil storage tanks over 275 gallons shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway, and, if practicable, tanks shall be placed in a lower position than the roadbed of the subway.

#### Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

##### Section 1. Inside of Buildings Above Ground.

(a) Tanks having a capacity of 275 gallons or less may be installed in lowest story of dwellings as outlined in these Rules when located at least ten (10) feet, measured horizontally from any fire or flame, provided such tank shall be mounted on substantial incombustible supports and firmly anchored to floor and ceiling or floor and wall, or to a weight greater than the buoyancy of tank when empty to prevent floating; such support to meet the approval of the Fire Department. When this type of installation is used, the provisions of subdivisions b to j shall not apply. This subdivision shall apply only to one and two-family dwellings.

(b) Where tanks cannot be buried and are located in the lowest story of any building they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.



# RULES

(c) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(d) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(e) A space of least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(f) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.

(g) Not more than one tank shall be placed in an enclosure.

(h) In frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons.

(i) In non-fireproof and fireproof buildings, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

(j) In dwellings as defined in these rules the total storage capacity of fuel oil with flashpoint between 125 degrees and 150 degrees F. shall not exceed 1,100 gallons.

## Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (h) and (i).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of concrete which shall extend at least one (1) foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks of one hundred and fifty thousand (150,000) gallons or less capacity are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks of one hundred and fifty thousand (150,000) gallons capacity or less have been placed closer together than one and one-quarter ( $1\frac{1}{4}$ ) tank diameters, a fire wall shall be

built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

## Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

## Section 5. Common Fill and Header Line.

Where a battery of tanks is installed containing the same degree of oil a common fill and header line may be installed provided the area of the fill or header line is equal in sum total to the area of the branch fill lines, and each branch line is provided with a shut-off valve, not more than four (4) tanks will be permitted in any one battery.

## Section 6. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ( $1\frac{1}{2}$ ) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-quarter ( $\frac{1}{4}$ ) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ( $1\frac{1}{2}$ ) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

## Rule 5. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket-gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ( $\frac{1}{2}$ ) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler or furnace of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than one (1) quart capacity each or other equivalent fire extinguishers for extinguishing oil fires.



# RULES

## Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

**Section 1. Cylindrical Tanks (except vertical tanks located outside of buildings above ground).**

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the open hearth process and known to the trade as "tank steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks:

Tanks 36 in. in diameter and less— $\frac{1}{4}$  in. shell,  $\frac{1}{4}$  in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$  in. shell,  $\frac{5}{16}$  in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$  in. shell,  $\frac{3}{8}$  in. heads.

Tanks over 120 inches in diameter to be of  $\frac{3}{8}$  in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and spacing of rivets:

Riveting in single lap seams shall not exceed a pitch as follows:

In shell  $\frac{1}{4}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{1}{4}$  in. pitch.

In shell  $\frac{5}{16}$  in. thick,  $\frac{5}{8}$  in. diameter rivets  $2\frac{3}{8}$  in. pitch.

In shell  $\frac{3}{8}$  in. thick,  $\frac{3}{4}$  in. diameter rivets  $2\frac{1}{2}$  in. pitch.

## Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than  $\frac{5}{16}$  of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be  $\frac{5}{8}$  of an inch in diameter and spaced not more than  $2\frac{1}{4}$  inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will

develop the full net sections of the bars so that the bar will break before the connection will let go.

## Section 3. Oval or Obround Tanks.

Oval or obround tanks not exceeding a capacity of 275 gallons may be used in dwellings as defined in these rules when constructed of No. 10 gauge open hearth steel free from laminations or cracks. The tanks to be equipped with flanged and dished heads. The radius of dishing of heads to be equivalent to the small diameter of tank, a  $\frac{1}{2}$ -inch flange is to be used.

## Section 4. Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be  $\frac{1}{4}$  inch and the minimum thickness of roof plates  $\frac{1}{8}$  inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted watertight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than  $\frac{3}{16}$  inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

## Section 5. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For  $\frac{3}{16}$  inch heads,  $1\frac{1}{4}$  inch flange.

For  $\frac{1}{4}$  inch heads, 2 inch flange.

For  $\frac{5}{16}$  inch heads, 2 inch flange.

For  $\frac{3}{8}$  inch heads,  $2\frac{1}{4}$  inch flange.



# RULES

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

## Section 6. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

## Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tank enclosure. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

## Rule 7. Tests of Tanks and Piping for the Storage of Fuel Oil.

Tanks and piping to burner shall be tested hydrostatically or with oil at a pressure of not less than 10 pounds per square inch. Those parts subjected to a pressure exceeding 10 pounds per square inch shall be tested at pressure of not less than  $1\frac{1}{2}$  times the maximum pressure to which it is subjected. The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 for water or its equivalent for oil will give the equivalent pressure in pounds per square inch at the bottom of the tank. Tanks and piping may be tested with oil provided the installation is complete and the pressure applied at the burner end of the supply line. There shall be no fire or flame in the room or rooms in which the test is being conducted or when repairs are being made to defective tanks. All tests shall be conducted in the presence of a representative of the Fire Commissioner and shall be continued for thirty minutes. No repairs shall be made to defective tanks within twenty-four hours of removal of oil from tank and purging of same of all explosive gases by steam, air or water.

The contractor shall furnish all the necessary equipment for conducting the tests.

## Rule 8. Piping for Fuel Oil.

### Section 1. Installation of Piping.

(a) Piping shall be run in a substantial and workmanlike

manner and provision made for expansion, contraction and settlement. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. Where the top of the tank is below the level of the burner oil inlet connection, the supply line from the tank shall be run above the level of the bottom of the tank so as to prevent syphoning. Cross connections permitting gravity flow from one tank to another are prohibited. All pipes connected to tank except measuring well or gauge pipe shall be provided with double swing joints at tank. All threaded joints shall be made tight with litharge and glycerine or equivalent suitable pipe compound.

(b) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds per sq. in. for working pressures in excess of one hundred (100) pounds per sq. in., extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ( $\frac{1}{2}$ ) inch inside diameter shall be permitted.

(c) All connections shall be tight and shall have well-fitted joints.

(d) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

(e) Overflow pipes, when required, shall be not less than one size larger than supply pipe.

## Section 2. Relief Valves.

(a) Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve. The relief line shall be returned to storage tank or to supply line near pump. There shall be no shut-off valves in the relief line.

(b) All heaters shall be provided with a relief valve to prevent excessive oil pressure.

(c) Relief valves shall be set to discharge at not more than  $1\frac{1}{2}$  times the maximum working pressure of the system.

## Section 3. Fill Pipes.

(a) Each tank shall be provided with a separate fill pipe, except as otherwise stated in these rules, which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located at or above grade in front of the building or at the side of the building, but not beyond the front wall of the building erected on the premises. The fill box or terminal shall be located as remote as practicable from any building opening or subway gratings but not less than three (3) feet therefrom. The distance between the fill line terminal and the curb shall not exceed thirty (30) feet.

(b) Where the top of the tank is above the fill box the fill pipe shall be connected to the top of the tank and be provided with a gate valve sealed closed when not in use at the tank, and a swinging check valve shall be provided in the fill line at the fill box.

## Section 4. Vent Pipes.

(a) An open vent pipe of standard wrought iron or steel without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than 1 inch.

Cross connection between vent pipe and fill pipe is prohibited.

(b) Where a battery of tanks designed to hold the same degree of oil is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the



# RULES

highest reservoir from which the tanks may be filled. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ( $1\frac{1}{4}$ ) inches in diameter.

(d) Vent pipes shall be provided with weather-proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within two (2) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in a closed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

## Section 5. Return Line from Burners.

Return lines from burners, where used, shall not be smaller in diameter than the discharge outlet from the pump. They shall be connected into the supply line near the pump or into the storage tank without shut-off valve in the return line. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

## Section 6. Heating Coils in Tanks.

All heating to reduce viscosity of fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

## Section 7.

Scavenging Line. When a scavenging line is installed it shall terminate outside of the building and shall be capped oiltight when not in use.

## Rule 9. Valves and Control of Flow for Fuel Oil.

(a) In all installations a shut-off valve shall be provided at or on each burner. Where the top of the storage tank is located above the oil inlet, connection to the burner at shut-off valve shall be provided in the supply line inside the building as near the tank as practicable.

(b) In systems where either steam or air is used for atomizing the oil, the oil and atomizing supply shall be interlocked so that in case of interruption of the atomizing supply, the supply of oil will immediately be cut off.

(c) Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure. This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

## Rule 10. Oil Level Indicating Device for Fuel Oil.

Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of fuel oil or vapor. Test wells shall not be permitted in tanks located inside the building. Test wells when located outside the building shall be capped oil tight and kept closed when not in use.

## Rule 11. Pumps for Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

(f) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secured against leaks.

(g) Where a pump is part of a burner unit and is used for atomizing purposes only, an additional approved pump may be used without the disconnection of the unit.

## Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In dwellings the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

Where an approved burner unit includes a pump as part of the unit, said pump or burner may be disconnected and used in conjunction with any other approved burner or pump.

A remote control shall be provided whereby the flow of oil to any burner can be stopped and such control shall be located either inside or outside the entrance to the room in which the burner is located and as close to such entrance as practicable.

The damper shall be so constructed that it cannot completely cut off the passage of the flue gases at any time.

Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue shall be provided in all rooms in which burners are installed.

## Rule 13. General Devices for Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) When preheaters are used thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

## Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

## Rule 15. Operation of Plant, Other Than in Dwellings, Using Fuel Oil.

No fuel oil burning plant, other than in dwellings as defined in these rules, shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

## Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the



# RULES

Fire Commissioner. Plans for each fuel oil installation, except in dwellings as defined in these rules, shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

## Rule 17. Auxiliary Tanks for Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x $\frac{1}{8}$ -inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

(e) Auxiliary supply tanks or storage tanks not exceeding 275 gallons may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. When this method of installation is used the connection for discharge of tank may be made at bottom of tank. The total capacity of such auxiliary supply tank or tanks in any building shall not exceed 275 gallons. This rule applies only to one and two-family dwellings.

## Rule 18. Pilot Light.

Automatic systems, unless electrically ignited, shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

## Rule 19. Furnaces and Ranges.

Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.

## Rule 20. Fire Protection.

(a) In dwellings, as defined in these rules, any woodwork, wooden lath and plaster partition or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the heating apparatus shall be covered with fire retarding material. Above the heating apparatus there shall be constructed a ceiling of fire retarding material (unless it be of fireproof construction) said ceiling shall extend at least four (4) feet beyond the sides and back and eight (8) feet from the front.

(b) In all buildings, other than in dwellings as defined in these rules, and garages the fire protection shall consist of either a heating apparatus room constructed of fireproof partitions of not less than four (4) inches in thickness with all openings protected by fireproof self-closing doors and ceilings protected by fire retarding material; or the entire ceiling, if not of fireproof construction, shall be protected by fire retarding material, and all vertical openings leading from the elevation on which the heating apparatus is located shall be enclosed by fire retarding materials with openings protected by fireproof self-closing doors.

(c) No combustible material shall be maintained within ten (10) feet of a heating apparatus, unless protected or separated by fire retarding or fireproof material.

(d) The ceiling, unless of fireproof construction, directly over and for a space of two (2) feet beyond each side of any smoke pipe, shall be protected with fire retarding material, and in addition any smoke pipe, if within 9 inches of any combustible ceiling, shall be protected with a covering of 1-inch air cell asbestos, or its equivalent.

(e) The floor of all boiler rooms must be of fireproof construction.

## Rule 21. Systems Prohibited.

The use of auxiliary tanks of the pressure type between pump and burner unit is prohibited. Pressure in storage tanks for the purpose of discharging oil is prohibited.

## Rule 22. Use of Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner or designated representative of the fire commissioner.

# APPLIANCES

## TYPE A—150 LBS. WATER WORKING PRESSURE

May be installed on all 4-inch and 6-inch systems and on uppermost stories on 8-inch systems

|                                             |            |
|---------------------------------------------|------------|
| Fairbanks Company.....                      | 81-20-SA   |
| Walworth Company.....                       | 899-27-SA  |
| A. B. C. Fire Prevention Mfg. Co., Inc..... | 1307-27-SA |
| Crocker National Fire Prev. Eng. Co.....    | 304-28-SA  |
| Jenkins Brothers.....                       | 779-28-SA  |
| W. D. Allen Mfg. Co.....                    | 890-28-SA  |
| John Simmons Co.....                        | 209-29-SA  |
| Grinnell .....                              | 651-30-SA  |
| Elkhart .....                               | 14-31-SA   |

## TYPE B—250 LBS. WATER WORKING PRESSURE

May be installed on all standpipe systems

|                                             |            |
|---------------------------------------------|------------|
| New York Brass Foundry Co. (Stillbech)....  | 53-21-SA   |
| Walworth Company.....                       | 900-27-SA  |
| W. D. Allen Mfg. Company.....               | 1151-27-SA |
| A. B. C. Fire Prevention Mfg. Co., Inc..... | 1307-27-SA |
| Jenkins Brothers.....                       | 780-28-SA  |
| Crocker National Fire Prev. Eng. Co.....    | 970-28-SA  |
| Fairbanks Company.....                      | 268-29-SA  |
| Pratt & Cady.....                           | 231-30-SA  |
| Elkhart .....                               | 15-31-SA   |



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### Rules.

281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

### Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.  
1030-27-A—13-16 Central Park West, Manhattan.  
1031-27-A—20-28 West 72nd street, Manhattan.  
1032-27-A—242-248 West 76th street, Manhattan.  
726-30-A—46 West 98th street, Manhattan.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

### Appliances Submitted for Approval.

- 1193-21-SA—Quimby Screw Pump, approval of.  
610-22-SA—Crocker Gas Valve, approval of.  
799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
124-23-SA—Master Gas Shut-Off Valve, approval of.  
125-23-SA—Packless Gas Shut-Off Valve, approval of.  
127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
297-23-SA—"Automatic" Deluge Valve, approval of.  
443-23-SA—Automatic Gas Shut-Off, approval of.  
525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)  
1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1264-25-SA—Koerting Gear Pump, approval of.  
187-27-SA—Keenan Gas Shut-Off Valve, approval of.  
537-27-SA—Leader Gas Shut-Off Valve, approval of.  
814-27-SA—Elkhart Flush Type Siamese, approval of.  
1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.  
213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.  
712-28-SA—Alert Gas Shut-Off Valve, approval of.  
958-28-SA—N. D. T. Fire Gong Control Panels, approval of.  
42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.  
210-29-SA—A Diamond "S" 250 lbs. 2½-inch Angle Globe Water Hose Valve, approval of.  
380-29-SA—Kennedy 2½-inch Hose Outlet Valve, Type "A," approval of.  
195-30-SA—Simplex Water Pressure Reducing Valve, approval of.

- 260-30-SA—Scranton Steam Pumps, approval of.  
359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.  
568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.  
730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.  
32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.  
40-31-SA—Petro Oil Burner, Models D-10 to D-15, approval of.  
125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.  
137-31-SA—Can't Pull Anti-Syphon Trap, approval of.  
198-31-SA—Silent Champion Oil Burner, Model D, approval of.  
224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.  
250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.  
251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.  
354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.  
396-31-SA—Schwarze Single Stroke Bells for Fire Alarm Duty, No. 37-A and No. 37-D, approval of.  
425-31-SA—Leader Oil Burner, approval of.  
437-31-SA—Goulds Rotary Oil Pump, approval of.  
438-31-SA—Quigley No. 10 Low Pressure Oil Burner, approval of.  
444-31-SA—Goodrich Oil Burner, Models G-0, G-1, G-2 and G-3, approval of.  
451-31-SA—Petro Model T Oil Burner, approval of.  
452-31-SA—Petro Model W Oil Burner, approval of.  
470-31-SA—Todd Spiro Burner, approval of.  
479-31-SA—Bettendorf High Pressure Oil Burner, approval of.  
491-31-SA—Superfex Oil Burning Heater, approval of.  
513-31-SA—Autopulse Electric Oil Pump, Model 600, approval of.  
520-31-SA—Gilbert & Barker Junior Flexible Flame Domestic Oil Burner, approval of.  
532-31-SA—Remington Domestic Oil Burner, Type B, approval of.  
537-31-SA—Standard Automatic Oil Burner, Type 11-G, approval of.  
541-31-SA—DeWalt Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## PUBLIC HEARING

### PROPOSED AMENDMENT TO NOTICE PUTTING INTO EFFECT THE ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS (ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE AUGUST 26, 1918; REVISED MAY 13, 1919, and JUNE 12, 1931.)

[240-19-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Tuesday, December 22, 1931, at 2 p. m., Room 1013, Municipal Building, on proposed amendment to notice putting into effect the Elevator Rules.

Matter in *italics* new matter. Matter in brackets [ ] old matter to be omitted.

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after July 2, 1931, and that thereafter until December 12, 1932, [1931], it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1932 [1931].



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to December 2, 1931.....    | 576  |
| Restored to calendar.....                  | 97   |
| <b>MISCELLANEOUS APPLICATIONS.</b>         |      |
| Requests to reopen.....                    | 300  |
| Requests to amend.....                     | 13   |
| Requests for modification.....             | 100  |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 58   |
| Requests for extension of permit.....      | 7    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 13   |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 4    |
| Total .....                                | 1590 |
| Disposed of .....                          | 1227 |
| Cases pending December 2, 1931.....        | 363  |

## DISPOSITION OF CASES.

|                                                     |     |
|-----------------------------------------------------|-----|
| Withdrawn .....                                     | 97  |
| Dismissed .....                                     | 34  |
| Denied .....                                        | 145 |
| Granted .....                                       | 5   |
| Granted on condition.....                           | 355 |
| Appliances approved .....                           | 54  |
| Appliances dismissed, disapproved or withdrawn..... | 28  |
| Rules approved.....                                 | 8   |
| Rules disapproved, rescinded or withdrawn.....      | 1   |

## MISCELLANEOUS ACTIONS.

|                                                  |      |
|--------------------------------------------------|------|
| Requests to reopen granted.....                  | 248  |
| Requests to reopen denied.....                   | 48   |
| Requests to amend granted.....                   | 13   |
| Requests to amend denied.....                    | 0    |
| Requests for modification granted.....           | 78   |
| Requests for modification denied.....            | 22   |
| Requests to rescind granted.....                 | 4    |
| Requests to rescind denied.....                  | 0    |
| Requests for extension of time granted.....      | 57   |
| Requests for extension of time denied.....       | 1    |
| Requests for extension of permit granted.....    | 6    |
| Requests for extension of permit denied..        | 1    |
| Requests to install granted.....                 | 0    |
| Requests to install denied.....                  | 1    |
| Plans approved.....                              | 13   |
| Plans disapproved.....                           | 0    |
| Administrative requests granted.....             | 0    |
| Administrative requests denied or withdrawn..... | 0    |
| Interpretations .....                            | 3    |
| Requests withdrawn or dismissed.....             | 5    |
| Total .....                                      | 1227 |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

## BOARD OF STANDARDS AND APPEALS

Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1932.



52.05  
NEW

*Mem. Ref.*  
**BULLETIN**

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

DECEMBER 15, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 50

## DIRECTORY

### BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND

JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT

WILLIAM J. O'GORMAN, *Secretary*

EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

*All communications should be addressed to the chairman of the board*

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, December 4, 1931, 10 A. M.

Minutes of Special Meeting, December 4, 1931, 2 P. M.

Minutes of Special Meeting, December 4, 1931, 4 P. M.

Minutes of Regular Meeting, December 8, 1931, 10 A. M.

Minutes of Regular Meeting, December 8, 1931, 2 P. M.

Approved Standpipe System Valves.

Fire Retarding Rules for Garages, etc.

Reserve Calendar.

Notice of Public Hearing on Proposed Amendment to Notice Putting Into Effect the Elevator Rules.

Progress Report.

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, December 15, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, December 22, 1931, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman.*



# CALENDAR

## DOCKET.

*New Cases Filed up to December 9, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>        |         |
|-----------------|--------------------|----------------------------------|---------|
| 585-31-A.....   | F.D.....           | 328-336 Wythe ave., Bklyn.,      | F-90495 |
| 584-31-SA.....  | F.D.....           | Fairfield Oil Burner,            |         |
|                 |                    | Appliance                        |         |
| 583-31-A.....   | B.B.M....          | 521-541 W. 114th st., Man.,      |         |
|                 |                    | N. B. 188-31                     |         |
| 582-31-A.....   | F.D.....           | 65-69 Fourth ave., Man.,         | F-79684 |
| 581-31-A.....   | F.D.....           | 311-313 E. 116th st., Man.,      | F-85138 |
| 580-31-S.....   | F.D.....           | 311-313 E. 116th st., Man.,      |         |
|                 |                    | L. D. 85135 & L. D. 85137        |         |
| 579-31-SA.....  | B.B.B....          | Insulmesh, approval of,          |         |
|                 |                    | Material                         |         |
| 578-31-BZ.....  | B.B.Q....          | 164-26 to 164-34 Union turnpike, |         |
|                 |                    | Jamaica, Q.,                     |         |
|                 |                    | N. B. 5950-31                    |         |
| 577-31-A.....   | F.D.....           | 569-575 Broadway, Man.,          | F-90178 |

*Restored to Calendar.*

240-19-SR....."Elevator Rules."

## CODE

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, DECEMBER 15, 1931, AT 2 P. M.**

*Building Zone Cases.*

378-31-BZ.  
 APPLICANT—T. John McKee, for Maria Astarita, owner.  
 PREMISES—107-111 3rd place, north side, 100 ft. east of Court street, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

404-31-BZ.  
 APPLICANT—John Cirpiano, for Lucy Cirpiano and Lena Cirpiano, owners.  
 PREMISES—6413-6423 Fort Hamilton avenue and 949-957 65th street, northeast corner, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

431-31-BZ.  
 APPLICANT—Abraham H. Simon, for Amram Realty Co., Inc., owner.  
 PREMISES—2902-2924 Avenue U, southwest corner of Nostrand avenue, Brooklyn.  
 APPLICATION, under section 21 of the building zone resolution,  
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

447-31-BZ.

APPLICANT—Harry Korn, for Samuel Shore and Harry Korn, owners.

PREMISES—296-300 Putnam avenue, south side, 300 ft. east of Nostrand avenue, Brooklyn.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of a factory building and the extension of the existing business use.

497-31-BZ.

APPLICANT—Charles Schaefer, Jr., for William Hagedorn, owner.

PREMISES—2493 Valentine avenue and 226 Fordham road, southwest corner, The Bronx.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

499-31-BZ.

APPLICANT—Charles D. Cords, for Louis Cherleck and Catherine Cherleck, owners.

PREMISES—262-10 Hillside avenue, Floral Park Gardens, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

317-28-BZ.

APPLICANT—McCooey & Conroy, for Michel Holding Corp., owner.

PREMISES—1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and wherein the time to obtain permits and complete work has expired; reopened November 24, 1931).

367-31-BZ.

APPLICANT—Harry Urquhart, for Alexander Mintz, owner.

PREMISES—Northeast corner of 117th street and 101st avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business use district the erection and maintenance of a gasoline service station.

**DECEMBER 15, 1931, 10 A. M.**

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 15, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 333-31-BZ—Application, July 1, 1931, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Firestone Tire & Rubber Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Northern boulevard and 155th street, Flushing, Borough of Queens.

CAL. NO. 285-31-BZ—Application, June 5, 1931, under sec-



# CALENDAR

tion 21 of the building zone resolution, of John Potts, applicant, on behalf of Constantinos Demetroukas, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Jamaica Bay boulevard and Nolins avenue (165th avenue), Borough of Queens.

L. NO. 392-31-BZ—Application, August 7, 1931, under section 7c of the building zone resolution, of Eugene De Rosa, applicant, on behalf of Melrose Bond & Mortgage Corp., owner, to permit in a residence district the erection and maintenance of a theatre building; premises 1534-1540 Grand course, east side, 268.9 ft. south of Mt. Eden avenue, and 1555 Sheridan avenue, The Bronx.

L. NO. 418-31-BZ—Application, August 25, 1931, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Gerwan Realty Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1036-1060 Gravesend avenue, southwest corner of Parkville avenue, Brooklyn.

L. NO. 522-31-BZ—Application, October 22, 1931, under sections 7c and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Borden's Farm Products Co., Inc., owner, to permit the extension, from an unrestricted district into a business district, of an existing building occupied as a garage for more than five (5) motor vehicles and, also, as a milk distributing station; premises east side of East 49th street, between Glenwood road and Kings highway, Brooklyn.

L. NO. 1126-27-BZ—Application, October 20, 1927; granted on certain conditions April 24, 1928; reopened and an extension of time granted November 7, 1928; reopened and an extension of time granted April 23, 1929, and wherein the time to obtain permits and complete work has expired; reopened October 22, 1931, under section 21 of the building zone resolution, of Pauline Brickman, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*

## DECEMBER 15, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

435-31-A—876-878 Broadway, Manhattan.  
439-31-A—54-82 Broadway, Brooklyn.  
429-31-A—13-17 East 42nd street and 316-330 Madison avenue, northwest corner, Manhattan.  
449-31-A—317-321 Kent avenue and 29-47 South 4th street, Brooklyn.  
454-31-A—16-18 East 40th street and 13 East 39th street, Manhattan.  
456-31-A—11-25 Madison avenue, 324-342 Fourth avenue, 38-60 East 25th street and 1-33 East 24th street, Manhattan.

457-31-A—1507-1521 Broadway, Manhattan.

### *Petitions for Variations.*

432-31-S—50-56 South 11th street and 495-497 Wythe avenue, Brooklyn.  
440-31-S—160-178 Jay street, 97-195 High street and 84-94 Sand street, Brooklyn.  
455-31-S—34-01 to 34-17 64th street, southeast corner of 34th avenue, Woodside, Borough of Queens.  
461-31-S—49-57 West 37th street, Manhattan.  
469-31-S—141-145 West 36th street, Manhattan.

## DECEMBER 18, 1931, 10 A. M.

### *Building Zone Applications.*

### SPECIAL MEETING.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 18, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 294-31-BZ—Application, June 10, 1931, under section 21 of the building zone resolution, of Hyman & Segall, applicants, on behalf of Benjamin T. Cooke, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 26-42 Crystal street, west side, 100 ft. north of Liberty avenue, Brooklyn.

CAL. NO. 292-31-BZ—Application, June 10, 1931, under sections 7e and 21 of the building zone resolution, of Herman King, applicant and owner, to permit in a business district the alteration and change of occupancy of a building occupied as a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles; premises 214-218 Vanderbilt avenue, Brooklyn.

CAL. NO. 405-31-BZ—Application, August 19, 1931, under sections 6, 7a and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of George Mazirow, owner, to permit in a business use district the extension of an existing gasoline service station; premises 2130 Atlantic avenue and 275 Saratoga avenue, southeast corner, Brooklyn.

CAL. NO. 316-29-BZ—Application, May 29, 1929; granted on certain conditions for a temporary permit on October 15, 1929; reopened September 29, 1931, under section 21 of the building zone resolution, of Marcus & Galt, Inc., applicant and present owner, to permit in a business district the maintenance and occupancy of a gasoline service station; premises 854 Sound View avenue, southeast corner of Story avenue, The Bronx.

CAL. NO. 231-31-BZ—Application, May 15, 1931, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Mary De Luca, owner, to permit in a business district the change of occupancy of a building occupied as a warehouse for light manufacturing to a garage for more than five (5) motor



# CALENDAR

vehicles; premises east side of 101st street, 146 ft. south of Liberty avenue, Ozone Park, Borough of Queens.

CAL. NO. 401-31-BZ—Application, August 17, 1931, under section 21 of the building zone resolution, of Joseph P. Bourke, applicant, on behalf of Apperson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1-19 Fifth avenue, 622-628 Atlantic avenue and 623-627 Pacific street, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

DECEMBER 18, 1931, 2 P. M.

SPECIAL MEETING.

*Appeals from Administrative Orders.*

299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

415-31-A—402 East 3rd street, Manhattan.

*Petition for Variation.*

403-31-S—737 Water street and 50-60 Corlears street, southeast corner, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 22, 1931, AT 2 P. M.

*Building Zone Cases.*

346-31-BZ.

APPLICANT—Bernard H. Loizzo, for Antonetta Aquarella and Donato Aquarella, owners.

PREMISES—502-504 Fourth avenue, west side, 60 ft. south of 12th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district an alteration and conversion of occupancy from a garage for five (5) motor vehicles to a garage for more than five (5) motor vehicles and, also, a motor vehicle repair shop.

441-31-BZ.

APPLICANT—Herman Katz, for Isidore Popkin, owner.

PREMISES—7702-7704 Flatlands avenue, southeast corner of East 77th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

485-20-BZ.

APPLICANT—Raymond Irrera, for 2521 Broadway Corp., owner.

PREMISES—2521-2523 Broadway, northwest corner of West 94th street, Manhattan.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT a modification of a resolution adopted by the board for the use of the two (2) upper stories of a building for factory purposes (originally limited to office use); (reopened June 16, 1931).

460-31-BZ.

APPLICANT—Julius Steinberg, for Sarah Goldberg, owner.

PREMISES—793 Washington avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a one-story extension and the extension of the existing business use.

480-31-BZ.

APPLICANT—R. L. Giffen, president of the Long Island Theatres Co., Inc., owner.

PREMISES—South side of Northern boulevard, 101 ft. east of Main street, Flushing, Borough of Queens.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop and a garage for more than five (5) motor vehicles.

DECEMBER 22, 1931, 10 A. M.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 458-31-BZ—Application, September 17, 1931, under section 21 of the building zone resolution, of Abraham Apat, applicant, on behalf of Jacob Genel, owner, to permit in a residence district the maintenance of a cream and cheese depot and accessory uses; premises 616 Hemlock street, Brooklyn.

CAL. NO. 475-31-BZ—Application, September 28, 1931, under section 21 of the building zone resolution, of Allen A. Blaustein, applicant, on behalf of Jennie Girioni, owner, to permit in a business district the alteration, extension and conversion of occupancy from a stable to a garage for more than five (5) motor vehicles; premises 76-78 East 28th street, west side, 153 ft. 9¾ in. south of Albemarle road, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

DECEMBER 22, 1931, 2 P. M.

*Appeals from Administrative Orders.*

459-31-A—242-250 West 55th street, Manhattan.

466-31-A—216-228 West 23rd street, Manhattan.

583-31-A—521-541 West 114th street, Manhattan.

467-31-A—West side of Church street, 320 ft. north of Catherine street, Jamaica, Borough of Queens.

471-31-A—Southwest corner of Borden avenue and Review avenue, Long Island City, Borough of Queens.

473-31-A—90-02 Wanda place, Forest Hills, Borough of Queens.

488-31-A—271 New Lots avenue and 612-620 Alabama avenue, northwest corner, Brooklyn.

*Petitions for Variations.*

472-31-S—608 Broadway, Brooklyn.

474-31-S—97-02 to 97-04 150th street, southeast corner of 97th avenue, Jamaica, Borough of Queens.

498-31-S—323-327 Fifth avenue, Manhattan.

575-31-S—150 West st., 125-131 Barclay street and 138-146 Park place, Manhattan.

*Appliance Submitted for Approval.*

540-31-SA—Acoustex Material, approval of.



# CALENDAR

## CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 29, 1931, AT 2 P. M.

### *Building Zone Cases.*

61-30-BZ.

APPLICANT—Charles Shankroff, for David H. Yeoman and Pauline S. Sparrow, owners.

PREMISES—2045-2071 54th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for more than five (5) motor vehicles and, also, a motor vehicle repair shop.

23-31-BZ.

APPLICANT—Nathan Rotholz, for Constantin Wagner, owner.

PREMISES—2481-2487 Broadway and 251 West 92nd street, northwest corner, Manhattan.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the maintenance of a tailor shop.

42-31-BZ.

APPLICANT—William V. McDevit, for M. Palace, owner.

PREMISES—305-311 New Dorp lane, east side, 120 ft. north of Clawson avenue, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

86-31-BZ.

APPLICANT—Robert Teichman, for Mary Jamieson, owner.

PREMISES—58 East 86th street, Manhattan.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy of an existing building to business use.

10-31-BZ.

APPLICANT—Joseph M. Lonergan, for Port Richmond Poultry Co., Inc., owner.

PREMISES—2020-2022 Richmond terrace and 2-8 Park avenue, southwest corner, Port Richmond, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

11-31-BZ.

APPLICANT—Weeks Avenue Construction Co., Inc., owner.

PREMISES—859-865 Gerard avenue and 62-72 East 161st street, southwest corner, The Bronx.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the maintenance of a business occupancy.

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

JANUARY 5, 1932, 2 P. M.

### *Appeals from Administrative Orders.*

277-31-A—489 Fifth avenue and 12 East 42nd street, Manhattan.

356-31-A—181 Lincoln avenue and 2488 Third avenue, northwest corner, The Bronx.

448-31-A—8-10 West 36th street, Manhattan.

450-31-A—142-146 West 49th street, Manhattan.

453-31-A—27-35 West 24th street, Manhattan.

494-31-A—Foot of Patterson and Newman avenues, The Bronx.

505-31-A—568-578 Broadway, northeast corner of Prince street, Manhattan.

296-31-A—34 Woodward street, west side, 160 ft. north of Flushing avenue, Maspeth, Borough of Queens.

352-31-A—57-46 Flushing avenue, southeast corner of 59th drive, Maspeth, Borough of Queens.

### *Petitions for Variations.*

506-31-S—568-578 Broadway, northeast corner of Prince street, Manhattan.

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

495-31-S—Rear southeast corner of Pitkin avenue and 88th street, Ozone Park, Borough of Queens.

JANUARY 12, 1932, 2 P. M.

### *Appeals from Administrative Orders.*

468-31-A—150 Ingraham street, Brooklyn.

482-31-A—190-194 Water street, Brooklyn.

483-31-A—188-190 Montague street, Brooklyn.

484-31-A—99-101 William street, Manhattan.

487-31-A—667 Washington street, northeast corner of West 10th street, Manhattan.

503-31-A—654-662 First avenue and 400-408 East 38th street, southeast corner, Manhattan.

504-31-A—474-478 Kent avenue, Brooklyn.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

FRIDAY, DECEMBER 4, 1931, 10 A. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### BUILDING ZONE CASES.

87-31-BZ.

APPLICANT—McCooley & Conroy, for Unity Petroleum Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—212-01 Northern boulevard, northeast corner of 212th street, Bayside, Borough of Queens.



# MINUTES

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Henry Eschenfelder, Moses L. Hymes and Harry Eason.

ACTION OF BOARD—Application withdrawn.

## THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.....

4

Negative .....

0

Absent .....

0

386-31-BZ.

APPLICANT—McCooley & Conroy, for Kings County Development Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7a and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a motor vehicle repair shop upon the premises now occupied by a gasoline service station.

PREMISES AFFECTED—4913-4923 Avenue D, northwest corner of Utica avenue, Brooklyn.

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Emil Kreis.

ACTION OF BOARD—Report of committee adopted and application granted on condition.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.....

4

Negative .....

0

Absent .....

0

## THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.....

4

Negative .....

0

Absent .....

0

## THE RESOLUTION—

(386-31-BZ)

WHEREAS, McCooley & Conroy, for Kings County Development Co., owner, filed, July 31, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a motor vehicle repair shop upon the premises now occupied by a gasoline service station; premises 4913-4923 Avenue D, northwest corner of Utica avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 4, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Avenue D is in a business district; Utica avenue is in a business district, and East 49th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 27, 1931 (re App. No. 8082-1931), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4-a, subdivision 29.

"The erection of a repair shop for motor vehicles in a business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100 ft. on Avenue D and 60 ft. on Utica avenue and occupied as a gasoline service station since prior to 1925; it is proposed to erect a one-story structure, 20 ft. by 40 ft. in area, on the southwest portion of the plot and to use it as a motor vehicle repair shop as accessory to the gas station; and

WHEREAS, this application was the subject of an inspection by a committee of the board, report of which inspection was read at this hearing and adopted, and said report is made a part of this resolution, reading:

"Cal. No. 386-31-BZ.

"Premises 4913-4923 Avenue D, northwest corner of Utica avenue, Brooklyn.

## REPORT OF COMMITTEE OF INSPECTION

"On November 13, 1931, a committee of the board consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under sections 7a and 21 of the building zone resolution to permit in a business district the erection and maintenance of a motor vehicle repair shop on premises now occupied by a gasoline service station.

"The premises in question have a frontage of 60 ft. on Utica avenue and a 100 ft. frontage on Avenue D. The gasoline service station evidently having been erected prior to the adoption of the prohibition against gasoline service stations in business zone districts under the amended building zone resolution.

"The applicant seeks to erect a one-story building 20 ft. by 40 ft. in area, on the west side of the premises under appeal to be used as a motor vehicle repair shop.

"Most of the adjacent property north and south of the premises under appeal on Utica avenue is now vacant and unimproved.

"The applicant claims under section 21—hardship—that the revenue derived from the gasoline service station is not and has not been for some time sufficient to give a reasonable return on the investment. On inquiry of a nearby lunch and bakery store on Utica avenue, about 60 ft. from the property under appeal, it was found that the rent being paid was but \$20 a month, which included steam heat and hot water. The building in which this lunch room is located is the only development on the west side of Utica avenue for several hundred feet north of premises under appeal.

"Since the gasoline station exists legally on these premises and applies to the whole plottage under appeal it would seem that the erection of a one-story building as proposed, for the use proposed, would not in any way affect the adjoining and abutting properties.

"There have been filed with this application four objections and no consents.

"The committee, therefore, is of the opinion that by restricting this use to safeguard the adjoining and abutting properties, the non-conforming use, namely, a gasoline station, now being established there, favorable consideration by the board could be entertained in order to enable the owner to obtain a reasonable revenue from his property.

"(Signed) HENRY L. CONNELL,

Temporary Chairman.

"JAMES P. HOLLAND,

"JOHN GUILFOYLE."

and

WHEREAS, the report of the committee on inspection recommends the granting of this application with such safeguards as would protect the adjoining and abutting property owners; and

WHEREAS, the board deems that applicant has substantiated his bases of appeal brought under sections 7a and 21 of the building zone resolution.

Resolved, that the board of standards and appeals do hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be restricted to one story in height above grade, with an area not greater than 20 ft. front by 40 ft. deep, located as shown on plans submitted, except that it shall be set back from building line of Avenue D not less than 20 ft.; that the rear and gable walls shall be unpierced throughout their entire height and length; that the building shall be constructed substantially of the same material and design as the office now erected on the premises; there shall be no open flames, forges or anvils used in the conduct of the business on the premises; any machinery used shall be



# MINUTES

limited to electrically-driven machines of not more than one-half horsepower each; all work conducted in this building shall be done between the hours of 7 a. m. and 6 p. m. week days, specifically prohibiting any work on Sundays; all repair work to automobiles performed on these premises shall be confined to the inside of the building; all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

1025-27-BZ.

APPLICANT—Edwin H. Snackenberg, for Colonial Beacon Oil Co., present owner,

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the crection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Avenue U and Brigham street, Brooklyn.

APPEARANCES—

For Applicant: Edwin H. Snackenberg.  
For Opposition: None.

ACTION OF BOARD—Report of committee adopted; application reopened and resolution modified.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION—

(1025-27-BZ)

WHEREAS, Gardiner Conroy, for Oppenheim Michelson and Zamore Realty Corp., owner, filed, September 19, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Avenue U and Brigham street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 28, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Avenue U is in a business district; Brigham street is in a residence district, and Gerritsen avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 19, 1927 (Applic. No. 13433-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4 a, Subdiv. 46.

"The installation of a gasoline service station in a business district."

and

WHEREAS, the premises consist of an irregular-shaped plot of ground having a frontage of 62 ft. 8 $\frac{7}{8}$  in. on Old Avenue U, 39 ft. 4 $\frac{7}{8}$  in. on Brigham street and 74 ft. 1 $\frac{1}{8}$  in. on New Avenue U, upon which it is proposed to erect a small office, a greasing rack and install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 in view of the irregular shape and size of the plot, which would make it unsuitable for a conforming use; and

WHEREAS, at the public hearing the objectors practically withdrew their objections for the reason that they had been mistaken as to the location for the proposed gasoline station; and

WHEREAS, this application was granted by the board at

its meeting, February 28, 1928, on certain conditions, and applicant requested a modification of the time limit, and under date of February 26, 1930, and November 23, 1931, through his agent, Edwin H. Snackenberg, requests a further modification as to grease pits; and

WHEREAS, this request for reopening and modification was laid over for an inspection by a committee of the board, which inspection was made and report read at this hearing, and the report of the committee recommends the granting of this modification, the report reading:

"Cal. No. 1025-27-BZ.

"Premises southwest corner of Avenue U and Brigham street, Brooklyn.

REPORT OF COMMITTEE OF INSPECTION.

"On November 13, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application to reopen the above calendared case for the purpose of modification to permit of open grease racks in lieu of covered racks as required in the resolution.

"The premises, a small triangular island plot, with a 74 ft. frontage on New Avenue U, with approximately 63 ft. frontage on Old Avenue U and 39 ft. frontage on Brigham street, is located in a very sparsely settled section.

"Directly east of the premises under appeal there is now located a large gasoline station with open grease racks. The same condition prevails on the northeast corner of Gerritsen avenue and New Avenue U.

"Due to the small area of the plottage under appeal the space occupied by the office and gasoline pumps permits of very little additional space in which to install grease racks and house the same as per the requirements of the resolution.

"The committee is of the opinion that, due to the surrounding non-conforming uses, which uses now maintain open grease racks, and the sparsely developed condition of the surrounding properties, favorable consideration of this application for the modification required could be entertained by the board, providing the grease racks were so constructed as to prevent the spilling of oil or grease on the sidewalks outside the building line.

"(Signed) HENRY L. CONNELL,

Temporary Chairman.

"JAMES P. HOLLAND,

"JOHN GUILFOYLE."

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected a one-story building for the use and accommodation of the patrons of the premises; that the building shall be finished on the exterior with glazed white enamel brick and with vitreous tile roofing; that there may be two pits for the purpose of greasing and oiling of cars to be located and constructed as shown on plans submitted with the application for modification received in this office February 26, 1930; that there shall be no portable gasoline tanks maintained or operated on these premises; that any advertising display shall be restricted to the illuminated glass lamps of the oil pumps and flat wall signs on the one-story building; that there shall be constructed along the building line of Brigham street a concrete curbing not less than 8 in. in width and 12 in. in height; that all permits required shall be obtained within sixty days and any work involved shall be completed within one year from the date of this action—December 4, 1931.

257-31-BZ.

APPLICANT—Philip J. Sinnott, for Anna Ellenber, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the altera-



# MINUTES

tion and change in part of basement from residence use to a business use.

PREMISES AFFECTED—1645 Grand concourse, northwest corner of Mt. Eden avenue, The Bronx.

## APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: William P. Thomas.

ACTION OF BOARD—Report of committee adopted and application granted on condition.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(257-31-BZ)

WHEREAS, Philip J. Sinnott, for Anna Ellenber, owner, filed, May 25, 1931, an application, under the building zone resolution, to permit in a residence district the alteration and change in part of basement from residence use to a business use; premises 1645 Grand concourse, northwest corner of Mt. Eden avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 4, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Grand concourse is in a residence district; Mt. Eden avenue, east of Grand concourse, is in a residence district; Mt. Eden avenue, west of a point 100 ft. east of Walton avenue, is in a business district, and Walton avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 28, 1931 (re Alt. 203-1931), reads:

"1. Proposed alteration and conversion of residence building in residence district to be occupied partly for business uses (stores) is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, six stories and basement in height, with a frontage of 180.46 ft. on Grand concourse and 105.53 ft. on Mt. Eden avenue; to be occupied as stores; and

WHEREAS, this application was made the subject of an inspection by a committee of the board, report of which inspection was read at this hearing and adopted, and which report is herewith made part of this resolution and which report recommends the granting of this application, the report reading:

"Cal. No. 257-31-BZ.

"Premises 1645 Grand concourse, northwest corner of Mt. Eden avenue, The Bronx.

## REPORT OF COMMITTEE OF INSPECTION.

"On November 18, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21 of the building zone resolution—hardship—to permit in a residence district the alteration and change of part of basement from residence to business use.

"The premises in question are now developed with a six-story apartment house facing on the Grand boulevard and concourse, lying wholly within the residence use district.

"Mt. Eden avenue between the Grand concourse and Walton avenue is about 205 ft. in length. Due to the

grade of Mt. Eden avenue, Walton avenue is about 12 to 15 ft. below the grade of the Grand concourse.

"The applicant seeks to alter about 53 ft. of the basement nearest to Walton avenue for business use.

"Mt. Eden avenue westward from the westerly property line of the premises under appeal, on both sides of the street, is in a business use zone and is now developed at the four corners of Mt. Eden avenue and Walton avenue for business uses and dwelling purposes as follows:

"Northeast corner, one-story building, containing nine stores, return on Walton avenue, two of which stores are vacant.

"Northwest corner, five-story building, stores on the ground floor, apartments above. This building contains eight stores with no vacancies.

"Southwest corner, one-story building, sixteen stores and four vacancies.

"Southeast corner, one-story building, fifteen stores and one vacancy.

"This, then, makes, at the intersection of Walton avenue and Mt. Eden avenue, immediately west of the premises under appeal, a total of forty-eight stores with only seven vacancies.

"Immediately opposite the premises under appeal, on the southwest corner of the Grand concourse and Mt. Eden avenue, this board, under Cal. No. 1141-27-BZ, granted an application for business use in a portion of the premises on the Mt. Eden avenue frontage, which application was similar in all respects to the application now under appeal.

"These stores, three in number, are all now occupied.

"The west side of Grand concourse, north and south of Mt. Eden avenue, for a distance of several hundred feet, is entirely developed, where developed, with conforming residence uses. The same condition prevails on the east side of Mt. Eden avenue, with the exception of one-story stores and one-story garage located opposite Rockwood street.

"The prohibition against business use in residence zones is primarily to protect the residential character and development of the more restricted district. The relief sought in this application would not, in the opinion of the committee, in any way affect the residential character of the Grand boulevard and concourse, as the application affects that portion of the building most of which will be below the grade of the Grand concourse and will be immediately adjoining the business use shown on Mt. Eden avenue and will terminate approximately 53 ft. westward of the building line of the Grand boulevard and concourse. That the extensive residential development of the properties in the immediate vicinity of the property under appeal would support additional business use is clearly evidenced to the committee by the fact that out of a total of fifty-one stores located on Mt. Eden avenue west of and adjoining the premises under appeal, there are but seven vacancies.

"The committee, therefore, is of the opinion that the relief sought could be favorably considered, without working a hardship on properties which would be deemed to be affected by this application, and therefore recommends the granting of this appeal with such safeguards as will protect the immediate and abutting properties.

"(Signed) HENRY L. CONNELL,

Temporary Chairman.

"JAMES P. HOLLAND,

"JOHN GUILFOYLE."

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, permitting the use of the westerly portion of basement story of premises under appeal with a frontage of approximately 53 ft. on Mt. Eden avenue for business use, on condition that the use shall be restricted to mercantile stores and shops, prohibiting fish market, delicatessen shop and meat market; that no merchandise



# MINUTES

of any nature or description shall be stored or displayed outside the building line; that all advertising signs of any nature or description shall be confined to the plate glass show windows of the store fronts or the facade of the building, immediately over the plate glass show windows; that the depth of stores shall not exceed 37 ft.; that the enclosure wall of the stores shall be unpierced excepting one small window in the rear of each story, the sills of which shall be not less than 6 ft. above the grade level, and that all permits shall be obtained within six months and any work involved shall be completed within one year from date of this action.

335-31-BZ.

**APPLICANT**—Frederick J. Flynn, for 1743 West Farms Road Realty Corp., owner.

**SUBJECT**—Application (re decision of the superintendent of buildings), under sections 7a, 7c and 21 of the building zone resolution, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

**PREMISES AFFECTED**—1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

**APPEARANCES**—

For Applicant: Frederick J. Flynn.

For Opposition: None.

**ACTION OF BOARD**—Report of committee adopted and application granted on condition.

**THE VOTE TO ADOPT REPORT OF COMMITTEE**—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

**THE VOTE TO GRANT**—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

**THE RESOLUTION**—

(335-31-BZ)

WHEREAS, Frederick J. Flynn, for 1743 West Farms Road Realty Corp., owner, filed, July 1, 1931, an application, under the building zone resolution, to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1743 West Farms road, west side, 25.87 ft. south of East 174th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 4, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 174th street, west of a point 100 ft. west of West Farms road, is in a business district; West Farms road is in an unrestricted district, and Boone avenue, south of a point 100 ft. south of 174th street, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 9, 1931 (re App. N. B. 301-1931), reads:

"1. Proposed garage for storage of more than five motor cars extending into a business district is contrary to the Building Zone Resolution;"

and

WHEREAS, the premises consist of a plot of ground having a frontage of 51.3 ft. and a maximum depth of 227.49 ft.; the westerly part of the plot extends into the business district for a distance of 127 ft., the remainder of the plot is in an unrestricted district, also an irregular area at the south-east part of the rear of the plot is also in the unrestricted district; upon the front of the plot there is located a two-story, non-fireproof building, 37 ft. by 80 ft. in area, occupied as a factory; upon the rear of the plot it is proposed to erect a

one-story, non-fireproof structure, 49 ft. 3 in. by 90 ft. in area, to be used as a garage for more than five motor vehicles; and

WHEREAS, this application was made the subject of an inspection by a committee of the board, report of which was read and adopted at this hearing, and which report is made part of this resolution, the report reading:

"Cal. No. 335-31-BZ.

"Premises 1743 West Farms road, west side, 25.87 ft. south of East 174th street, The Bronx.

**REPORT OF COMMITTEE OF INSPECTION.**

"On November 5, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under sections 7a, 7c and 21 to permit, partly in an unrestricted district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

"Section 7a would hardly apply to this application in that proposed building is an additional building and is to be used for garage purposes and not for the use of a factory as now conducted on the premises.

"Section 7c, while technically applying to this application, it would be well to bear in mind that only a very small portion of the premises under appeal is in the unrestricted use district.

"Under section 21, however, a real hardship would seem to exist if the proposed variation were not granted.

"The premises in question are the rear portion of a plot of ground with a frontage of approximately 50 ft. on West Farms road and a depth of approximately 228 ft. On the front portion of this plot, 100 ft. deep, there is now erected a two-story building used for factory purposes. This portion of the plot under appeal lies within the unrestricted use district, the balance of the property, or the rear portion, approximately 128 ft. deep, lies mostly in the business use district, with a small portion on the southerly side in the unrestricted district.

"Immediately adjoining property in the rear and running through to Boone avenue the land is vacant and unimproved and, due to the elevation of Boone avenue, is about 15 ft. higher than the property under appeal. The same condition partly exists to the north of the premises under appeal towards 174th street. On 174th street running east and west from Boone avenue toward West Farms road is an elevated approach to a new bridge, the grade of which is about at the elevation of the top of the second story of the factory hereinbefore noted. The property immediately to the south of the premises under appeal and to the east, including one-half of the lot under appeal, lies within the unrestricted use district.

"It was the opinion of the committee, due to the surrounding conditions, that this property could not be expected to be developed for a conforming business use and give a reasonable return on the investment.

"There have been filed with this appeal no objections and no consents.

"The committee, therefore, recommends the granting of this appeal under section 21—hardship—with such safeguards as will protect the adjoining and abutting properties.

"Due, however, to this being an inside lot and access to the same being only through a driveway from West Farms road, the committee feels that this building, one story in height, shall be built fireproof throughout.

"(Signed) HENRY L. CONNELL,

Temporary Chairman.

"JAMES P. HOLLAND,

"JOHN GUILFOYLE."

and

WHEREAS, the committee of inspection recommended the granting of this application with such safeguards as will protect the abutting and adjoining properties.



# MINUTES

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, permitting the erection of a building, one story in height, located at the rear of premises shown on the plan submitted with this application; that the building shall be built fireproof throughout; that access to this building shall be through a driveway on the northerly side of the premises under appeal, said driveway to be not less than 11 ft. wide, running through from West Farms road to the proposed new building; that the use of these premises shall be confined to the owner and operator of the business conducted on the front portion of the premises under appeal; that no gasoline other than that in tanks of cars shall be stored on the premises; that any skylights shall be glazed with  $\frac{1}{4}$ -inch plate glass, protected with wire guards above and below; that the rear and gable walls shall be unpierced throughout their entire height and length; that any windows in the north wall of the present factory building on the front of the property shall be made fireproof, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

318-31-BZ.

APPLICANT—Edward Grauer, for Metropolitan Tobacco Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7a, 7e and 21 of the building zone resolution, to permit in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

APPEARANCES—

For Applicant: Sidney A. Wolff.

For Opposition: Samuel A. Morrison and Daniel S. Schwartz.

ACTION OF BOARD—Report of committee adopted and application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(318-31-BZ)

WHEREAS, Edward Grauer, for Metropolitan Tobacco Co., owner, filed, June 24, 1931, an application, under the building zone resolution, to permit in a business district the conversion of occupancy of an existing building to a garage for the storage of more than five (5) motor vehicles; premises 649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 4, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fifth avenue is in a business district; Warren street is in a business district; St. Mark's place, west of Fifth avenue, is in a business district; St. Mark's place, east of Fifth avenue, is in a residence district; Prospect place is in a residence district, and Baltic street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 4, 1931 (re Applic. No. 6512-1931), reads:

"4. Proposition being contrary to Zone Resolution, Art. II, Sect. IV, subd. 15, is hereby denied.

"(Garage for more than 5 cars in Business district.)";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 150 ft. and a depth of 100 ft.; the easterly 100 ft. of the plot being occupied as warehouses; the plot in question is the westerly 50 ft. of said premises; upon it are located three structures, a stable for twelve horses, a shed and a storage building; it is proposed to remove the stable and shed and to erect upon this portion of the plot a two-story, non-fireproof structure, 50 ft. by 88 ft. in area, occupied on the first story as a garage for more than five motor vehicles and on the second story as an apartment; and

WHEREAS, the premises under appeal were the subject of an inspection by a committee of the board, which inspection was made and report of it read at this hearing, and which is herein incorporated, reading:

"Cal. No. 318-31-BZ.

"Premises 649-661 Warren street, north side, 151 ft. 2 in. west of Fifth avenue, Brooklyn.

## REPORT OF COMMITTEE OF INSPECTION.

"On November 13, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under sections 7a, 7e and 21, to permit in a business district conversion of occupancy of an existing building to a garage for the storage of more than five motor vehicles.

"The building in question is located on the westerly portion of a plot of ground and has a 50 ft. frontage on Warren street, the balance of the plot having a 100 ft. frontage on Warren street, all this property being in one ownership at the time of the passage of the building zone resolution. The 100 ft. portion of these premises is now used as a warehouse factory of the Metropolitan Tobacco Co.

"The building on the premises under appeal is two stories in height, occupying a portion of the premises under appeal, the first story used and occupied, under a permit from the Health Department, for a stable for twelve horses, the second story used for dwelling purposes. It is proposed to extend the first story for a total depth of 88 ft. and for a width of 50 ft. and use the entire first story for a garage for the storage of trucks in the ownership and operation of the business conducted on the balance of the property, the second story to be used as at the present time and not to be increased in area.

"There have been filed with this appeal forty-three objections and no consents.

"The committee is of the opinion that if the facade of the present building were not changed and no entrance permitted other than one adjoining the factory building and the use confined wholly and solely to the storage of trucks in the ownership and operation of the business conducted on the premises and that all loading and unloading of trucks be confined inside the proposed building, the proposed change would not in any way affect the adjoining and abutting properties.

"Section 7e of the building zone resolution is apparently fully substantiated in that permits from the Health Department have been placed in evidence, the latest permit being dated June 23, 1931, for permission to maintain a stable for sixteen horses at 647 Warren street.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,

"JOHN GUILFOYLE."

and



# MINUTES

WHEREAS, the committee recommended the granting of this application under such safeguards as would protect the adjoining and abutting property owners and prevent the use of these premises as proposed being used for a basis of appeal for a garage or gas station in this street at any time; and

WHEREAS, the applicant seems to be rightfully before the board under sections 7e and 21 of the building zone resolution; under section 7e, documentary evidence from the Health Department has been submitted showing existence of use of premises under appeal as stable for more than five horses prior to July 25, 1916, and in constant use since up to June, 1931, under permit, and under section 21, hardship, in that revenue obtained from the property does not give a reasonable return on the investment; the applicant wishes to change the present method of delivery and receiving of goods from and to the factory, which is part of the premises under appeal, from horse-drawn vehicles to automobiles.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the extension proposed shall be to the rear of the present building only, one story in height, with a total area of not more than 56 ft. by 88 ft.; that the ceiling of the first story shall be fire-retarded throughout in accordance with the rules of the board of standards and appeals; that any skylights in one-story extension shall be set back from the westerly gable wall not less than 15 ft., glazed with 1/4-inch polished plate glass, protected with wire guards above and below; that the use of the proposed building shall be limited to fifteen (15) automobiles, not more than ten (10) of which shall be trucks, in the ownership and operation of the present owner of the business now conducted on the premises, and automobiles of the pleasure-car type in the ownership and operation of the present owner of the business conducted on the premises or its employees; that the facade of the present building shall not in any way be structurally altered other than an alteration of the present doorway for entrance and egress of automobiles; that the westerly gable wall shall be unpierced throughout its entire height and length; that there shall be no gasoline storage of any nature or description on the premises other than that in the tanks of cars stored on the premises; that there shall be no advertising signs of any nature or description displayed on these premises indicating the use of this building as a non-conforming use; that no repair work of any description shall be permitted on the premises before 7 a. m. and after 7 p. m. on weekdays and no work on Sundays, said repair work limited to automobiles as noted in this resolution, prohibiting any open flames, anvils or forges or power-driven machinery and limited to manual repairs only; that the present second story is not to be increased in height or area and shall continue its present use; that all windows in the westerly wall above the first story of the building adjoining the premises under appeal to the east shall be made fire-proof; further, *on condition* that the granting of this variation shall not at any time be used as a basis of an appeal for either a public garage or gasoline service station on the premises under appeal or the adjoining premises in the ownership of the applicant and applies only to present owner, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

## CASES DISMISSED.

### *Under the Building Zone Resolution.*

The temporary chairman called attention to the following cases, where notices of intention to appeal were offered for

filing, but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative officials in the performance of their duty:

(132-31-BZ)

Filed March 19, 1931—Premises 129-03 to 129-07 Liberty avenue and 103-24 to 103-28 130th street, northwest corner, Richmond Hill, Borough of Queens. Decision of the superintendent of buildings. Applicant: Samuel J. Fox. Dismissed for lack of prosecution.

(158-31-BZ)

Filed April 8, 1931—Premises 137-00 101st avenue and 101-01 Van Wyck boulevard, southeast corner, Jamaica, Borough of Queens. Decision of the superintendent of buildings. Applicant: Joseph A. Walsh. Dismissed for lack of prosecution.

(187-31-BZ)

Filed April 28, 1931—Premises 906-908 Sound View avenue, east side, 50 ft. north of Story avenue, The Bronx. Decision of the superintendent of buildings. Applicant: Henry Nordheim. Dismissed for lack of prosecution.

(309-31-BZ)

Filed June 19, 1931—Premises southeast corner of Merrick boulevard and 114th avenue, Jamaica, Borough of Queens. Decision of the superintendent of buildings. Applicant: Joseph M. Lonergan. Dismissed for lack of prosecution.

(334-31-BZ)

Filed July 1, 1931—Premises 11-11 to 11-27 44th drive (Nott avenue), Long Island City, Borough of Queens. Decision of the superintendent of buildings. Applicant: Shirley Kahn. Dismissed for lack of prosecution.

(340-31-BZ)

Filed July 2, 1931—Premises 2402-2418 Cropsey avenue, southwest corner of 24th avenue, Brooklyn. Decision of the superintendent of buildings. Applicant: McCooey & Conroy. Dismissed for lack of prosecution.

(349-31-BZ)

Filed July 9, 1931—Premises northeast corner of 39th avenue and 170th street, Flushing, Borough of Queens. Decision of the superintendent of buildings. Applicant: James J. Millman, Inc. Dismissed for lack of prosecution.

## THE VOTE TO DISMISS—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications under the building zone resolution affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

*Resolved*, that the applications be and they hereby are *dismissed* for lack of prosecution.

Adjourned 12.00 noon.

WILLIAM J. O'GORMAN, *Secretary*.

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price \$1.25; by mail \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price 30c; by mail 35c.



# MINUTES

## SPECIAL MEETING

FRIDAY, DECEMBER 4, 1931, 2 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

299-31-A.

APPELLANT—Samuel L. Benjamin, for Brownsville Motor Sales Co., Inc., owner.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

#### APPEARANCES—

For Appellant: James Paradise.

For Administration: Assistant Engineer Benjamin Saltzman of bureau of buildings.

ACTION OF BOARD—Laid over to December 18, 1931, at 2 p. m., pending receipt of opinion of the corporation counsel.

246-31-A.

APPELLANT—F. E. Griffin, for Pilgrim Steam Laundry Co., owner.

SUBJECT—Application for reopening—reconsideration under new facts, previously denied—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—639-649 17th street and 1102-1110 Prospect avenue, Brooklyn.

#### APPEARANCES—

For Appellant: H. K. Wilder and Thomas Paul.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request to reopen and modify denied.

#### THE VOTE TO REOPEN AND MODIFY—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

228-31-A.

APPELLANT—Greenpoint Terminal Corp., for American Export Steamship Co., lessee.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Pier foot of Milton street, East River, Brooklyn.

#### APPEARANCES—None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

#### THE VOTE TO DISMISS—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

### THE RESOLUTION—

WHEREAS, the foregoing appellant has filed with the board of standards and appeals an appeal from an order of the fire commissioner; and

WHEREAS, the appellant has failed to complete his papers although duly notified to do so.

*Resolved*, that the foregoing appeal be and it hereby is dismissed for lack of prosecution.

391-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Purity Bakeries Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—461 West 125th street and 436-456 West 126th street, Manhattan.

#### APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

### THE RESOLUTION—

(391-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Purity Bakeries Corp., owner, filed, August 6, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 461 West 125th street and 436-456 West 126th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 24, 1931 (re Order No. 82933-F), reads:

"1. Install an approved standpipe system throughout building in accordance with the rules of the Board of Standards and Appeals. Sections 580-1, Ch. 5, Art. 28, Code of Ordinances."

and

WHEREAS, the decision of the fire commissioner, rendered July 29, 1931, reads:

"In reply to your letter of July 24th, requesting re-issuance of Order 82933-F pending against the above premises, you are advised that your request must be denied."

and

WHEREAS, the building, erected in 1911 and in 1921, is fireproof, two stories and basement (36 ft. above grade) in height, having a frontage of 204 ft. on West 126th street, 24 ft. on West 125th street and a depth of 200 ft., a total area of approximately 24,000 sq. ft.; OCCUPIED by one concern as bakery, office and garage for electric delivery cars, sixty-six persons in entire premises; and

WHEREAS, appellant contends that the building is low in height, faces on two street fronts and is subdivided into sub-areas (the maximum being 17,800 sq. ft. on the basement story) by walls with openings therein protected with standard rolling fire shutters; appellant proposes to provide a one-source sprinkler system throughout the premises in lieu of the required standpipe system.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are modified, and that the appeal be and it hereby is granted on condition that the building shall be equipped with a one-source standpipe system in compliance with the rules, with direct connection to the city main, provided that the pressure in the city main will provide a 25 pound pressure at the top floor hose outlet; that the building shall be not increased in height or area; that the conditions as to use and occupancy shall remain substantially unchanged, and that the standpipe system shall comply with the rules in all other respects.

368-31-A.

APPELLANT—Julius Eckmann, for Halidon Realty Co., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—130 Madison avenue, Manhattan.

#### APPEARANCES—

For Appellant: Benjamin Leavin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(368-31-A)

WHEREAS, Julius Eckmann, for Halidon Realty Co., lessee, filed, July 22, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 130 Madison avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 19, 1931 (Order No. 85378-F), reads:

"1. Provide approved fireproof windows or iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at rear of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, of the Code of Ordinances.";

and  
WHEREAS, the decision of the fire commissioner, rendered July 16, 1931, reads:

"This will reply to your letter of July 3d, 1931, in which you request that Order No. 85378-F be dismissed as the building was altered under and has been occupied as approved by Certificate of Occupancy No. 9474-1925.

"Your request for rescindment of Order 85378-F must be denied.";

and  
WHEREAS, the building is non-fireproof, six stories in height, 30 ft. by 90 ft. in area on the first story and same in area above; EQUIPPED with a sprinkler system; erected in 1923; OCCUPIED: 1st story, stores, 25 persons; offices and factory above, 20 persons per story; and

WHEREAS, appellant contends that at the time of the erection of the building no question was raised as to the windows on each floor at the rear; that there is one set of triple windows and one toilet room window in the rear wall of each story above the first which is within 19 ft. of openings in the adjoining building to the west, and contends that the nearest exposure is an apartment house.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that an additional line of sprinkler heads shall be provided on each floor not more than 2 ft. easterly from the rear wall, which wall contains the windows which cause this order, the sprinkler heads to be directly in front of the windows; that the new addition to the sprinkler system shall conform to the sprinkler rules in all respects; that the building shall be not increased in height or area, and granted only so long as the use and occupancy remain substantially unchanged and that the surrounding conditions causing this order remain substantially unchanged.

347-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Realty Construction Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—401-403 Broadway and 60-64 Walker street, northwest corner, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Absent ..... 0

## THE RESOLUTION—

(347-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Realty Construction Corp., owner, filed, July 8, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 401-403 Broadway and 60-64 Walker street, northwest corner, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 30, 1931 (Order No. 82826-F), reads:

"1. Install an approved fire line signalling system and a fire line telephone system in accordance with the rules of the Board of Standards and Appeals and approved plan 8075 (2134).

"(NOTE: Code numbers above the 12th story to be changed so as to conform to present stories as designated—13th story being omitted). Sec. 580-1, Art. 28, Ch. 5, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered June 24, 1931, reads:

"In reply to your letter of June 12th, requesting the withdrawal of the fire line signal and fire line telephone plans, and the rescindment of orders No. 82825-F and No. 82826-F, you are advised as follows:

"A search of our records show that plan No. 2134 was approved on October 29th, 1929, this approved plan contained a notation that all standpipe equipment shall conform with the rules of the Board of Standards and Appeals. On January 14th, 1930, Inspector William J. Mulligan who is in charge of the Electrical Division notified a representative of your office that the signalling equipment was not being installed as required by the rules.

"Your representative stated that this was an oversight and submitted prints on which we indicated the requirements for the signal system.

"Several reinspections of the premises have been made and request was made to the contractors that this equipment be installed; however, no attention was paid to our request, therefore, on March 24th, 1930, the violations were issued by this department against the owners of the premises.

"Nothing was done to comply with our orders and on December 22nd, 1930, a summons was served on the owner, and a plea of guilty was entered and sentence was suspended on January 26th, 1931, at which time the defendant stated that he would take the case before the Board of Standards and Appeals. This was not done and on February 20th, 1931, new orders were issued by this department.

"In view of the above stated facts and as the rules of the Board of Standards and Appeals require the installation of a signalling equipment your request for withdrawal of the plans and the rescindment of the above mentioned orders is denied.";

and

WHEREAS, the building is fireproof, twenty-six stories in height, 153 ft. 4 in. by 90 ft. 1/2 in. in area; OCCUPIED: 1st story, stores and offices; upper stories, offices; maximum occupancy of any one floor 97 persons; minimum occupancy 4 persons; total occupancy approximately eleven persons above the first story; erected in 1929; equipped with a standpipe system; and

WHEREAS, the appellant contends that the building was erected in 1929 from plans approved by the bureau of buildings and the fire department and a certificate of occupancy has been issued by the bureau of buildings; that the original plan, No. 2134-29, approved by the bureau of fire prevention, showed no fire line signalling system and that it was not until January, 1930, that the owners were ordered to submit new prints showing a signalling system; that in view of the fact the standpipe rules are now in the process of revision, appellant requests that the matter be held in abeyance pending promulgation of the amended rules.



# MINUTES

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *affirmed*, and that the appeal be and it hereby is *denied*.

319-31-A.

APPELLANT—Charles F. Clarke, owner.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.

APPEARANCES—

For Appellant: Charles F. Clarke.

For Administration: Assistant Engineer Benjamin Saltzman of bureau of buildings.

ACTION OF BOARD—Report of committee of inspection adopted; appeal denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

THE RESOLUTION—

(319-31-A)

WHEREAS, Charles F. Clarke, owner, filed, June 24, 1931, an appeal from a decision of the superintendent of buildings, affecting premises 2250 East 19th street, southwest corner of Gravesend Neck road, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered June 8, 1931, reads:

"To Ruth Gibbons Hart, Tenant,

"2250 East 19th Street.

"You will please note.

"In the matter of report No. 4062-31.

"Location 2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.

"The following objections have been filed by the examiners: Records of this department fail to show that the premises were ever approved, for other than dwelling use. According to an opinion of the Corporation Counsel, the proposed occupancy, a nursing home for aged people is not permitted in a frame building, the only class of building which may be converted to such proposed use is such as comply with B5 par. of Code."; and

WHEREAS, the premises consist of a plot of ground 76 ft. 3¼ in. at the front and 33 ft. 7¼ in. at the rear and 108 ft. 8 in. deep, on which is located a three-story frame building, 35 ft. 5½ in. by 46 ft. 6 in.; OCCUPIED: 1st and 2nd stories, boarding house; 3rd story, one family and ten rooms for sleeping purposes; and

WHEREAS, the appellant contends that the building is maintained as a boarding house and home for aged persons; that the building has been occupied for her family for the past fifty years and has been used for the same purpose for the last thirty years, and she has filed affidavits of former tenants who used these premises for such purposes for eighteen years and the present tenant for the past twelve years; that the building has been maintained for the past thirty years in first class condition and complies with all sanitary requirements; and

WHEREAS, affidavits have been filed by Carrie H. Lamber-son, who states that she used the premises for a boarding house for eighteen years prior to 1914 for the care of sick people, by one Frank G. Walther, another that it was so used, and by William H. Cramer that it was so used; and

WHEREAS, this application was made the subject of an inspection by a committee of the board and the report of which inspection was read at this hearing, which report is

made a part of this resolution and which report recommends the denial of the application, the report reading:

"Cal. No. 319-31-A.

"Premises 2250 East 19th street, southwest corner of Gravesend Neck road, Brooklyn.

## REPORT OF COMMITTEE OF INSPECTION.

"A committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal on November 18, 1931.

"A public hearing on this application was held by the board on November 12, 1931, and the matter was laid over to December 4, 1931, for inspection by a committee of the board for final determination on the application.

"This is an application from the determination of the building superintendent refusing permission for the use of this building as a nursing home for aged people, based on section 5, subdivision 4 of the building code, and also an opinion of the corporation counsel under date of May 16, 1929, addressed to Hon. John J. Byrne, President Borough of Brooklyn.

"The building, entirely of frame construction, is four stories in height, not three, as noted by the applicant, as the lowest story is more than 50 per cent above curb grade, and about 35 ft. by 46 ft. in area. The building, according to the applicant, has been occupied by her and by her family for over fifty years.

"The use of the building is as follows:

"First story—Used for cellar purposes with two coal heating furnaces, the ceiling of the cellar being of open wood beams; no fire protection of any nature or description on the walls or ceiling of the cellar.

"Second story—Southerly side shown on plans as living room is now used as dormitory for from five to six guests or patients. No occupancy at the time of the inspection. Balance of the second floor: library or living room, dining room and kitchen in the rear, all opening into each other.

"Third story—Bedrooms and one bathroom for accommodation of about ten guests or patients.

"Fourth story—Bedrooms for help.

"Means of egress—One open wooden stair from top story to second story, thence to front porch and to front yard.

"Other possible means of egress as follows: From fourth story through bathroom window, rear of building, down light iron ladder, nearly perpendicular, to non-fireproof roof of second story extension (used as kitchen), thence by gooseneck ladder to yard.

"From third story, egress through bathroom window to roof of second story extension, thence by gooseneck ladder to yard.

"Second story, through front hall to porch, thence through yard to street.

"First story or cellar, up wooden stairs to kitchen, thence through rooms on second story to front hall, to porch, thence through yard to street.

"The gooseneck ladders referred to were lying on the roof of the extension to the second story.

"At the time of the inspection the building contained the following occupancy:

"Nine patients or guests occupying bedrooms on third floor, all females; one general manager or housekeeper, female; one nurse; two maids for general housework. Of the nine guests or patients, three, the committee was informed by the housekeeper, were under constant medical treatment, two being confined to their beds at all times, one having arthritis and one suffering paralysis, the third being confined to the third story convalescing from St. Vitus dance.

"The committee was also informed that at times as many as fifteen guests or patients are cared for, in which case one additional nurse was engaged, and five to six of such guests or patients slept on the second floor.

"The appellant claims that the building has been used



# MINUTES

as a boarding house and home for aged persons for the last thirty years and that same use exists at the present time.

"As noted in this report, at the time of inspection, three patients out of a total of nine were under constant medical treatment, two being confined to their beds and the third to the third story. The committee was also informed by the housekeeper that convalescents are taken at all times upon application, accommodations permitting, and furnished with any necessary medical attention.

"In the opinion of the committee, therefore, the use now existing in this building could not by any stretch of imagination be classified as a boarding house.

"The committee, therefore, recommends that the objections of the superintendent of buildings be upheld as in their opinion the present use of this building is subject to, but does not comply with section 5, subdivision 4 of the building code.

"The committee is further of the opinion that the present use of this building is being conducted under very hazardous and unsafe conditions and recommends denial of this appeal.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.  
"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

248-31-A.

APPELLANT—Joseph & Demov, substituted for Croker National Fire Prevention Engineering Co., for Whalen Bros., owners.

SUBJECT—Application for reopening—modification—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—219-227 Grand street and 677-693 Driggs avenue, northeast corner, Brooklyn.

APPEARANCES—.

For Appellant: Jacob Demov.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(248-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Whalen Bros., owners, filed, May 20, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 219-227 Grand street and 677-693 Driggs avenue, northeast corner, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 11, 1931 (Order No. 84112-F), reads:

"1. Provide a separate and distinct system of automatic sprinklers throughout the building having at least two sources of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals, May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919."

and

WHEREAS, the decision of the fire commissioner, rendered April 30, 1931, reads:

"Replying to your communication of April 25th, 1931, in which a request is made for an elimination of Order No. 84112-F to install an approved sprinkler system in the premises named above, you are advised, that after careful examination of the records, it is shown that upon

a recent special inspection and report made by the Supervising Inspector of this Bureau, in company with the Captain of Engine Company, in that district, shows that the premises consist of a group of buildings of non-fireproof construction heavily stocked with furniture, household furnishings, clothing, women's wearing apparel, hats, etc., also that in their judgement it must be classified under Rule 47 of the Board of Standards and Appeals as a department store, therefore, the installation of a sprinkler system is required.

"I therefore regret to advise you that this office is without authority to waive or modify the order in question.

"However, if you feel that compliance with this order will create a hardship and undue expense, you have an alternative to appeal to the Board of Standards and Appeals, Room 1001 to 1015, Municipal Building, Manhattan, New York."

and

WHEREAS, the building is non-fireproof, three stories in height, 100 ft. ½ in. by 119 ft. 6½ in. in area on the first story and 100 ft. ½ in. by 38 ft. 6 in., irregular, above; OCCUPIED: cellar, storage and showroom; 1st story, showroom and office, men's and boys' clothing and hats, 15 persons; 2nd story, showroom, ladies' dresses, 2 persons; 3rd story, showrooms, no persons; means of EGRESS consist of an interior stairway, extending from the cellar to the third story, with scuttle and ladder to roof on both the front and rear sections of the building, also an interior stairway in the center section, extending from the basement to the third story; and

WHEREAS, the appellant contends that the requirement for the installation of the sprinkler system is due to the fact that the fire department has classified this building as a department store under rule 47 of the sprinkler rules; that the premises in question is occupied throughout by one concern as a furniture store; a small portion at the easterly end of the first story approximately 75 ft. by 24 ft. is used as a clothing and suit department; a section on the second story approximately 24 ft. 6 in. by 44 ft. is used solely for the selling of ladies' dresses and the rest of the premises throughout is occupied as a furniture store, selling only bedding and carpets and not selling any of the articles usually sold in department stores, such as piece goods, notions and celluloid articles, millinery, etc.; that the premises have been occupied for over forty years, and that there are water tanks and water pails distributed throughout the premises; and

WHEREAS, appellant further contends that this is not a department store; and

WHEREAS, the building was erected in 1881, at which time the present use was installed and has been in use ever since; and

WHEREAS, this appeal was granted by the board at its meeting, July 28, 1931, on certain conditions, and owner requests a modification of these conditions.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the men's and boys' clothing and shoe store on the first story, shown on the plans submitted with this appeal, shall be separated from the balance of the building by unpierced fireproof walls with the exception of one 3 ft. 8 in. opening to the west and one 3 ft. 8 in. opening to the office in the rear, both openings to be equipped with self-closing, fireproof doors, permitting only one opening in the dividing wall in the second story between the ladies' dress portion and the furniture store, not more than 3 ft. 8 in. wide, equipped with a self-closing, fireproof door; that the occupancy other than the furniture store shall be confined to two uses, one the men's and boys' clothing shop located on the east side of the premises in the first story with an area of approximately 24.6 ft. by 75 ft., the second, the ladies' dress shop, located on the in the first story with an area of approximately 24 ft. by 44 ft., that the ladies' dress shop shall be separated from the balance of the building by a fire wall, with but one



# MINUTES

opening, equipped with a self-closing, fireproof door; that there shall be no manufacturing of any nature or description or alteration of goods bought on the premises conducted on the premises, and that the building shall be not increased in height or area.

## PETITIONS FOR VARIATIONS.

395-30-S.

PETITIONER—Philip J. Sinnott, substituted for Croker National Fire Prevention Engineering Co., for 303-311 Fourth Avenue Corp., lessee.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 5, 1932, at 2 p. m., pending receipt of opinion of the corporation counsel.

106-31-S.

PETITIONER—Helen W. Seeley, for Jacob Feldman, lessee.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—145-17 Jamaica avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Petitioner: William L. Schrauth.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 11, 1931, at 2 p. m., pending submission of plans for secondary means of exit.

575-31-S.

PETITIONER—James William Thomas, for World-Telegram Building & Equipment Corp., owner.

SUBJECT—Request for preferential hearing—re Variation of the labor law, as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—150 West street, 125-131 Barclay street and 138-146 Park place, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Preferential hearing granted and set for hearing December 22, 1931, at 2 p. m.

THE VOTE TO GRANT PREFERENTIAL HEARING—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

644-29-S.

PETITIONER—Angelo Adamo, for Joseph Frislaacchi, owner.

SUBJECT—Application for reopening—modification—re Variation of the labor law, as cited in orders of the fire commissioner.

PREMISES AFFECTED—1514-1518 70th street, Brooklyn.

APPEARANCES—

For Petitioner: Mario N. De Optatis and Arnold W. Lederer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(644-29-S)

WHEREAS, Angelo Adamo, for Joseph Frislaacchi, owner, filed, October 31, 1929, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 1514-1518 70th street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated October 30, 1928 (Order No. 44687-LD), reads:

"1. Provide passageways having an unobstructed width of at least 3 ft. throughout their length leading directly to every means of egress, including outside fire escapes and passenger elevators, as per Section 272 of the Labor Law;"

and

WHEREAS, the order of the fire commissioner, dated January 18, 1929 (Order No. 49216-LD), reads:

"1. Discontinue the use of the above premises for factory purposes for the reason that same does not conform to Section 270 of the Labor Law.

"Among the defects noted are the following:

"(a) Only one enclosed fireproof stairway provided.

"(b) Fire escapes on east and west sides cannot be accepted as required means of exit;"

and

WHEREAS, the building is non-fireproof, two stories in height, 40 ft. by 75 ft. in area; OCCUPIED: first story, tailor shop, 30 persons; second story, tailor shops, 30 persons; erected in 1922; EXITS: an interior iron and brick stairway, extending from the first to second story, enclosed in brick walls, with fireproof doors at openings; two fire escapes, on the east and west sides of the building, having non-fireproof openings along the course thereof, extending from ground level to the second story, with EGRESS from the termination of the fire escape by means of open court to the street; no adjoining buildings; and

WHEREAS, the petitioner claims, as to Order No. 44687-LD, that the passageway to stairway is more than 3 ft. in width; that there are no elevators in the building; as to Order No. 49216-LD, that the fire escapes referred to in the order are practically two outside iron stairways, 3 ft. 6 in. in width, approved by the building department in 1922; furthermore, the petitioner contends the exits are adequate; and

WHEREAS, this petition was granted by the board at its meeting, January 14, 1930, and petitioner requests a modification as to the occupancy.

*Resolved*, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 44687-LD, and Item 1, Order No. 49216-LD, on condition that two exterior open iron stairways be enclosed with corrugated galvanized steel (soffit, sides and roof), a self-closing metal door shall be provided at termination and three windows not less than 4 sq. ft. each shall be provided on each stairs, of fixed metal sash; that the 10 ft. open side courts be maintained unobstructed, with direct egress from termination of stairs to the street and permitting fifty persons per story, on condition that the windows on the course of the two existing fire escapes shall be made fireproof, self-closing; that the windows on the two gable walls, first story, shall be made fireproof, self-closing, and that the resolution shall be complied with in all other respects, and that the building shall not be increased in height or area and conditions as to occupancy and use shall remain substantially unchanged.

Adjourned 4.00 p. m.

WILLIAM J. O'GORMAN, Secretary.



# MINUTES

## SPECIAL MEETING

FRIDAY AFTERNOON, DECEMBER 4, 1931, 4 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

## RULES.

281-22-SR.

SUBJECT—Standpipe-Fireline Rules, Proposed Amendment to.

APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending opinion of the corporation counsel.

240-19-SR.

SUBJECT—Elevator Rules, Amendment to Notice Putting Into Effect the.

APPEARANCES—

Messrs. Jones, Reffert, Callaway, Chief Inspectors Foley, Fromlet, Kleinert, Assistant Engineer Comins, Inspectors Hamann, Morony, Falk and Lyon.

ACTION OF BOARD—Petition set for public hearing on December 22, 1931, 4.30 p. m.

Adjourned 5.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY, DECEMBER 8, 1931, 10 A. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the regular meeting of the board held on Tuesday morning, December 1, 1931, and the minutes of the regular meeting of the board held on Tuesday afternoon, December 1, 1931, were approved as printed in Bulletin No. 49, Vol. XVI.

### BUILDING ZONE CASES.

405-31-BZ.

APPLICANT—Henry J. Nurick, for George Mazirow, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 6, 7a and 21 of the building zone resolution, to permit in a business district the extension of an existing gasoline service station.

PREMISES AFFECTED—2130 Atlantic avenue and 275 Saratoga avenue, southeast corner, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Samuel J. Ernstoff.

ACTION OF BOARD—Laid over to December 18, 1931, at 10 a. m., on request of attorney for objectors. Final disposition.

316-29-BZ.

APPLICANT—Marcus & Galt, Inc., present owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the maintenance and occupancy of a gasoline service station (previously granted for a temporary permit; reopened September 29, 1931).

PREMISES AFFECTED—854 Sound View avenue, southeast corner of Story avenue, The Bronx.

APPEARANCES—

For Applicant: A. N. Horwitz.

For Opposition: None.

ACTION OF BOARD—Laid over to December 18, 1931, at 10 a. m., for inspection and report by a committee of board.

401-31-BZ.

APPLICANT—Joseph P. Bourke, for Apperson Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1-19 Fifth avenue, 622-628 Atlantic avenue and 623-627 Pacific street, Brooklyn.

APPEARANCES—

For Applicant: Joseph P. Bourke and Martin F. Huberth.

For Opposition: William Robertson, Edwin J. A. Williamson, Joseph Cavalero and J. D. Battle.

ACTION OF BOARD—Laid over to December 18, 1931, at 10 a. m., for inspection and report by a committee of board.

231-31-BZ.

APPLICANT—McCooley & Conroy, for Mary De Luca, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the change of occupancy of a building occupied as a warehouse for light manufacturing to a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—East side of 101st street, 146 ft. south of Liberty avenue, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Harold Anderson, Berkeley G. Caruana, LeRoy Caruana, Charles A. Reinhold, Jacob Deuter, William Boos and B. F. Kahn.

ACTION OF BOARD—Laid over to December 18, 1931, at 10 a. m., for inspection and report by a committee of board, also for further information from superintendent of buildings.

54-31-BZ.

APPLICANT—Vandee Building Co., Inc., owner; request for reopening made by Charles Goodman, architect, for owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—South side of Metropolitan avenue, north side of 85th avenue and east side of 125th street, Jamaica, Borough of Queens.



# MINUTES

## APPEARANCES—

For Applicant: Charles Goodman.

ACTION OF BOARD—Request to reopen denied.

## THE VOTE TO REOPEN—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

502-31-BZ.

APPLICANT—Ralph E. Freidus, for Sudierfi Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy from a residence use to a business use.

PREMISES AFFECTED—400 West 153rd street, 856 St. Nicholas avenue and 59 St. Nicholas place, Manhattan.

## APPEARANCES—

For Applicant: Ralph E. Freidus and Israel Freidus.  
For Opposition: None.

ACTION OF BOARD—Request to accept denied.

## THE VOTE TO ACCEPT—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

409-31-BZ.

APPLICANT—Bella Finkel, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for more than five motor vehicles.

PREMISES AFFECTED—702-732 Utica avenue, west side, 34 ft. 9½ in. north of Lenox road, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn.

## THE VOTE TO WITHDRAW—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

446-31-BZ.

APPLICANT—Sibley & Featherston, for Department of Hospitals, City of New York, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection of a motor vehicle repair shop and garage for more than five (5) motor vehicles as an extension to an existing garage (accessory to a hospital).

PREMISES AFFECTED—Northwest side of Brielle avenue, 1,780 ft. north of Rockland avenue (Sea View Hospital Farm Colony), Borough of Richmond.

## APPEARANCES—

For Applicant: Harry E. Mulligan.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(446-31-BZ)

WHEREAS, Sibley & Fetherston, for Department of Hospitals, City of New York, owner, filed, September 9, 1931, an application, under the building zone resolution, to permit in a business district the erection of a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles as an extension to an existing garage (accessory to a hospital); premises northwest side of Brielle avenue, 1,780 ft. north of Rockland avenue (Sea View Hospital Farm Colony), Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 8, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that the entire area is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 17, 1931, reads:

"Plan No. 565, Alteration 1931 filed by you in this Bureau, owner, Department of Hospitals, New York City for an extension to a garage, is hereby disapproved because it calls for a garage for more than five automobiles in a business use district, which is contrary to the Zoning Resolution, Section 4, Article 15.

"This will necessitate appealing to the Board of Standards and Appeals. There are several other objections relating to the construction which are herewith enclosed."

and

WHEREAS, the proposed addition to existing building is to be of non-fireproof construction, two stories in height, with a frontage of 42 ft. 8 in. and a depth of 138 ft.; to be occupied as a garage for more than five (5) cars; and

WHEREAS, the proposed building is to be used on first story for the storage of automobiles in the ownership and operation of the hospital conducted by the City of New York on the premises and the second story to be used as rest rooms and sleeping quarters for the chauffeurs of said automobiles; the property under appeal being located wholly within the property of the Department of Hospitals, located in a business use district.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted for a building two (2) stories in height, erected fireproof throughout, the first floor to be used for storage purposes for automobiles in the ownership and operation of the hospital conducted on the premises, on condition that the building code, code of ordinances and all rules and regulations relative to construction of a garage shall be complied with in all other respects, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

Adjourned 1.15 p. m.

WILLIAM J. O'GORMAN, Secretary.

## FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# MINUTES

## REGULAR MEETING

TUESDAY, DECEMBER 8, 1931, 2 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

415-31-A.

APPELLANT—World Moving & Storage Co., for 81-89 Avenue D Garage Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—402 East 3rd street, Manhattan.

#### APPEARANCES—

For Appellant: Emanuel Lefkowitz.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to December 18, 1931, at 2 p. m., on request of appellant's representative.

583-31-A.

APPELLANT—Joel D. Marder, for Columbia University in the City of New York, owner.

SUBJECT—Request for preferential hearing—re Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—521-541 West 114th street, Manhattan.

#### APPEARANCES

For Appellant: Joel D. Marder and Charles N. Kent.

ACTION OF BOARD—Request for preferential hearing granted; hearing set for December 22, 1931, at 2 p. m.

THE VOTE TO GRANT PREFERENTIAL HEARING—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

428-31-A.

APPELLANT—Robert I. Dodge, for Roxton Realty Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—373 Fifth avenue, northeast corner of East 35th street, Manhattan.

#### APPEARANCES—

For Appellant: Robert I. Dodge.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

#### THE RESOLUTION—

(428-31-A)

WHEREAS, Robert I. Dodge, for Roxton Realty Co., owner, filed, September 1, 1931, an appeal from an order of the fire commissioner, affecting premises 373 Fifth avenue, northeast corner of East 35th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 18, 1931 (re Order No. 84805-F), reads:

"1. Provide approved fireproof windows or iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more

than 50' above a neighboring roof at east side of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5 of the Code of Ordinances.";

and

WHEREAS, the building is of steel frame and concrete construction, eight stories in height, 25 ft. 3 in. by 100 ft. in area at first story and 25 ft. 3 in. by 90 ft. in area above; OCCUPIED: cellar, kitchen, 9 persons; 1st story, restaurant, 28 persons; upper stories, offices, 61 persons; EQUIPPED with a standpipe system; and

WHEREAS, the appellant claims the building was reconstructed in 1916 in accordance with requirements for fireproof construction; there are no openings in the wall of the five-story brick building causing the exposure at east; furthermore, the petitioner contends the building under appeal is small in area, has a non-hazardous occupancy, equipped with adequate exits, and to comply with the order would be an unnecessary hardship.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the windows on the first, second, third, fourth and fifth stories, *on condition* that the exposures causing the basis of this order remain substantially unchanged; that the building be not increased in height or area, and that the use and occupancy remain substantially unchanged.

433-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for 54th Street Realty Co., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—244-252 West 54th street, Manhattan.

#### APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

#### THE RESOLUTION—

(433-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for 54th Street Realty Co., owner, filed, September 3, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 244-252 West 54th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 24, 1931 (re Order No. 86359-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sec. 580-1, Ch. 5, Code of Ordinances, and rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered August 14, 1931, reads:

"This will reply to your letter of August 12th, 1931, in which you state you have been retained by the owners of the premises to appeal to the Board of Standards and Appeals from violation No. 86359-F, but owing to the fact that the order is more than 20 days old the Board has declined to accept the case, therefore request that we rescind the order and reissue same of a later date.

"You are advised that your request to reissue this order, so as bring this case properly before the Board is denied.";

and



# MINUTES

WHEREAS, the building, erected in 1909, is fireproof, twelve stories and pent house in height, 125 ft. by 100 ft. 5 in. in area; OCCUPIED: cellar, boiler room and storage of tires, 2 persons; 1st story, stores, 20 persons; 2nd story, offices, stock chains, 7 persons; 3rd story, offices, assembling arch-light, stock ball bearings, 18 persons; 4th story, sign painting, clothiers, 30 persons; 5th story, printing, auto stock, 11 persons; 6th story, photo engraving, 14 persons; 7th story, photo engravers and auto accessories, 20 persons; 8th story, advertising displays, auto accessories, 10 persons; 9th story, printing, auto accessories, 15 persons; 10th story, offices, 20 persons; 11th story, office, auto storage, 15 persons; 12th story, offices, dental school, stock, 30 persons; pent house, photo engraving, 14 persons; and

WHEREAS, appellant contends that the 4,500-gallon standpipe gravity tank is located in the pent house; that it contains a 3,400-gallon reserve for standpipe use, and that the bottom of the tank is located 8 ft. above the outlet in the twelfth story; appellant contends, further, that the building is equipped with a two-source sprinkler system provided with National District waterflow alarm; and

WHEREAS, the building was erected in 1909, at which time the present standpipe system was installed and apparently accepted by the departments having jurisdiction thereof.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the standpipe tank and capacity of the standpipe tank, *on condition* that the elevation of the bottom of the standpipe tank shall be not less than 8 ft. above the top (twelfth) story hose outlet and the capacity of the tank shall have a reserve of not less than 3,400 gallons for the standpipe system; that there shall be such additional fire-fighting appliances installed in the pent house as required by the fire department; that all hose in the twelfth story shall be equipped with 1/2-inch nozzles; that the building shall be equipped with a two-source sprinkler system, including the pent house, with National District waterflow alarm; that the building shall be not increased in height or area, and that the installation shall comply with the rules in all other respects.

365-31-A.

APPELLANT—John J. Gilmartin, for Eight Twenty-Six Broadway Corp., owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—170 Fifth avenue and 2 West 22nd street, southwest corner, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(365-31-A)

WHEREAS, John J. Gilmartin, for Eight Twenty-Six Broadway Corp., owner, filed, July 21, 1931, an appeal from orders of the fire commissioner, affecting premises 170 Fifth avenue and 2 West 22nd street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated May 8, 1931, read:

“Order No. 85042-F:

“1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Secs. 580-1, Ch. 5, Code of Ordinances.”;

and

“Order No. 85043-F:

“2. Protect all standpipe lines that are not located within a fire resisting enclosed stairway, with either a covering of 1" asbestos; expanded metal lath with 3/4" of Portland Cement, or by a tight well pointed enclosure of 2" terra cotta blocks.”;

and

WHEREAS, the order of the fire commissioner, dated July 15, 1931, reads:

“This will reply to your letters of June 16 and June 18, 1931, reading:

“June 16th, 1931.

“Mr. Peter C. Spence, Chief,

“Bureau of Fire Prevention,

“Municipal Building,

“New York, N. Y.

“Re Fire Department Orders Nos. 85209-LF, 85210-LF, 85040-LD, 85041-LD, 85042-F, 85043-F and 85044-F.

“Dear Sir:

“On behalf of the owners of premises 170 Fifth Avenue, Manhattan, I respectfully ask that the above orders be rescinded as I do not consider the class of work done in this building as manufacturing coming within the interpretation of the Labor Law.’

“June 18th, 1931.

“Bureau of Fire Prevention,

“Manhattan.

“Re Order No. 85209-LF (170 Fifth avenue, Manhattan).

“Gentlemen:

“In answer to your letter of June 10th, with regards to the Order issued against the above premises, I wish to inform you that the owners have asked me to take this matter up with your Department in their behalf.

“Accordingly, I wish to advise you that on inspection of the premises I find that the work conducted in this building should not really be considered manufacturing as it mainly consists of office and showrooms and professional drawing.

“May I therefore request that this matter be considered and if you feel that this order should apply, would you kindly inform me accordingly so that I may present this matter to the Board of Standards and Appeals.’

“Our records indicate that the occupancy in addition to offices, showrooms and professional drawing, consists of factories in the manufacturing of pillows, hosiery, clothing, signs and placards, so it would appear that manufacturing is being carried on in this building.”;

and

WHEREAS, the building is fireproof, thirteen stories in height, 29 ft. by 110 ft. in area; OCCUPIED for offices, showrooms and factory work, total of seventy-nine persons; EQUIPPED with a standpipe system, consisting of a 6-inch rising line within the stair enclosure, fed from a 2,000-gallon house supply tank, the bottom of which is 2 ft. above the hose outlet of top story; and

WHEREAS, the appellant claims, as to Order No. 85042-F, that the present roof tank was installed at the time of the erection of the building in 1897, and the owner proposes to provide a reserve of 1,500 gallons for the standpipe system; as to Order No. 85043-F, Item 2, the owner proposes to provide a fire-resisting enclosure for the stairway; furthermore, the appellant contends the building under appeal is small in area and has a non-hazardous occupancy; and

WHEREAS, the building was erected in 1897, at which time the present standpipe system was installed and accepted by the departments having jurisdiction thereof.

*Resolved*, that the orders of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, as to Order No. 85042-F, only so far as it affects the elevation of the bottom of the tank above the top story hose outlet and the capacity of said tank, *on condition* that the elevation of the bottom of the tank above the top story hose outlet shall be not less than approximately 10 ft. and



# MINUTES

that a reserve of 2,500 gallons shall be maintained for the standpipe system at all times; that the building shall be not increased in height or area; that the hose in the top story shall be equipped with ½-inch nozzles, and that the standpipe system shall comply with the rules in all other respects. As to Order No. 85043-F, that the appeal be and it hereby is *withdrawn*.

## PETITIONS FOR VARIATIONS.

403-31-S.  
PETITIONER—Hecker-Jones-Jewell Milling Co., owner.  
SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.  
PREMISES AFFECTED—737 Water street and 50-60 Corlears street, southeast corner, Manhattan.  
APPEARANCES—  
For Petitioner: F. X. Walsh.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Laid over to December 18, 1931, at 2 p. m., on request of petitioner's representative.

488-25-S.  
PETITIONER—George A. Fitting, for Frangold Realty Co., owner.  
SUBJECT—Application for reopening—interpretation of resolution—re Variation of the labor law, as cited in an order of the fire commissioner.  
PREMISES AFFECTED—10 West 56th street, Manhattan.  
APPEARANCES—  
For Petitioner: George A. Fitting.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Request for reopening withdrawn.  
THE VOTE TO WITHDRAW REQUEST TO RE-OPEN—  
Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

311-31-S.  
PETITIONER—Croker National Fire Prevention Engineering Co., for Julie G. Wolff, owner.  
SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.  
PREMISES AFFECTED—109-111 West 27th street, Manhattan.  
APPEARANCES—  
For Petitioner: Herman E. Horwood.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Petition withdrawn.  
THE VOTE TO WITHDRAW—  
Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

419-31-S.  
PETITIONER—Julius Eckmann, for Henry E. Coe, owner.  
SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.  
PREMISES AFFECTED—2228-2236 Broadway and 218-220 West 80th street, southeast corner, Manhattan.  
APPEARANCES—  
For Petitioner: Julius Eckmann.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Petition denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Absent ..... 0

## THE RESOLUTION—

(419-31-S)

WHEREAS, Julius Eckmann, for Henry E. Coe, owner, filed, August 26, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 2228-2236 Broadway and 218-220 West 80th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 18, 1931 (Order No. 86253-LD), reads:

"1. Extend the interior stairway from top story to roof as per rules of the Board of Standards and Appeals.";  
and

WHEREAS, the decision of the fire commissioner, rendered August 6, 1931, reads:

"This will reply to your letter of July 14th, 1931, in which you request Order No. 86253-LD be dismissed inasmuch as this building is being occupied under Certificate of Occupancy No. 16667-1930, issued by the Bureau of Buildings on July 31st, 1930.

"Your request for dismissal must be denied.";  
and

WHEREAS, the building, erected in 1906, is non-fireproof, two stories in height, 102 ft. 2 in. by 100 ft. in area; OCCUPIED: 1st story, stores; 2nd story, showrooms, manufacturing and clubroom, 100 persons; EXITS: an interior iron and slate treads stairway, 8 ft. wide, extending from the first story to second story, enclosed in fire-retarded partitions; a fire escape on the West 80th street side of the building, having fireproof openings along the course thereof, extending from the second story to the sidewalk; ROOFS of adjoining buildings: to south, same level; to east, five stories higher; and

WHEREAS, petitioner requests the acceptance of existing conditions as to exits.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *affirmed*, and that the petition be and it hereby is *denied*.

357-31-S.  
PETITIONER—Shampan & Shampan, for Schuyler Development Co., Inc., lessee.  
SUBJECT—Variation of the labor law, as cited in an order of the fire commissioner.  
PREMISES AFFECTED—553-555 Eighth avenue and 304 West 38th street, Manhattan.  
APPEARANCES—  
For Petitioner: Louis Shampan.  
For Administration: Inspector Maher of fire department.  
ACTION OF BOARD—Petition granted on condition.  
THE VOTE—  
Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

## THE RESOLUTION—

(357-31-S)

WHEREAS, Shampan & Shampan, for Schuyler Development Co., Inc., lessee, filed, July 15, 1931, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 553-555 Eighth avenue and 304 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 15, 1931 (Order No. 86859-LD), reads:

"1. Enclose all accommodation stairways from cel-



# MINUTES

lar to 1st story in stores with partitions of fireproof material as per Section 270 of the Labor Law.”;

and

WHEREAS, the building is fireproof, twenty-three stories in height, T-shaped in area, with a frontage of 48 ft. 8 in. on Eighth avenue and 24 ft. 11½ in. on West 38th street and a depth of 88 ft. 8½ in. and 100 ft., irregular; OCCUPIED: stores and factory, thirty persons on the first story and one hundred persons on each floor above; means of EGRESS consisting of enclosed fireproof interior stairway and a fire tower; being equipped with a sprinkler system; and

WHEREAS, petitioner contends that a certificate of occupancy has been issued by the bureau of buildings; that the stairways in question are accommodation stairways leading from the first story of each of the stores directly to the cellar under the said stores, stores being designated as Store No. 2 and Store No. 3 on the first floor plan; that the stairways are 3 ft. wide and that the building is provided with all the necessary legal means of egress; and

WHEREAS, the two stairways under appeal were designated and shown on the plans filed with the building superintendent in 1927, which plans were approved with the two stairways as shown and certificate of occupancy issued.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to the stairway in store known as No. 2 and the stairway in store known as No. 3, used as an accommodation stairway of the tenant occupying this portion of the premises, from the mezzanine floor of the first story to the cellar, *on condition* that said stairways shall be built of incombustible material; that the required legal means of exit shall be provided otherwise throughout the building; that the cellar and storage space underneath Store No. 3, which is the termination of the accommodation stairway, shall be enclosed in fireproof material, unpierced, and that the storage space under Store No. 2 shall be enclosed in fireproof material, unpierced, with the exception of one opening at the rear, equipped with self-closing, fireproof door; that the building shall be not increased in height or area, and that the labor law shall be complied with in all other respects.

288-31-S.

PETITIONER—The Sanitary Commission of the Department of Sanitation of the City of New York, lessee.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—103 Lafayette street and 99 Walker street, southeast corner, Manhattan.

APPEARANCES—

For Petitioner: Eugene B. Sullivan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(288-31-S)

WHEREAS, The Sanitary Commission of the Department of Sanitation of the City of New York, lessee, filed, June 6, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 103 Lafayette street and 99 Walker street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 27, 1931 (Order No. 83033-LD), reads:

“1. Remove all partitions not built of incombustible material as per Sec. 263 & 270 of the Labor Law.”;

and

WHEREAS, the decision of the fire commissioner, rendered June 4, 1931, reads:

“This will reply to your letter of May 18th, 1931, referring to violation 83033-LD, in which you request reconsideration and rescindment of the order due to the occupancy of this premises being only a temporary one.

“The requirements of order are statutory and the Fire Commissioner has no discretion in the matter with relation to varying from the requirements of the law or holding them in abeyance but issues the order because he is the official upon whom is placed the responsibility for compelling obedience to the statutes.

“It follows that your request to rescind or hold in abeyance order 83033-LD must be denied.”;

and

WHEREAS, the building is fireproof, fourteen stories in height, 56 ft. ¾ in. by 62 ft. 9 in. in area; OCCUPIED as a tenant factory, not more than fifty persons per story; EQUIPPED with a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, the petitioner (Department of Sanitation), occupying a part of the fourteenth story as a medical clinic for the treatment and examination of employees, claims that the space so occupied is enclosed with fireproof partitions and fireproof doors, with about 100 ft. of wood and glass subdividing partitions; that there is nothing dangerous or hazardous about the present occupancy; furthermore, the petitioner proposes to vacate the fourteenth story on or before the expiration of its lease July 28, 1933.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the present tenant, The Sanitation Commission of the Department of Sanitation of the City of New York, for the space now occupied by such commission on the fourteenth story, *on condition* that the use shall be confined to that of medical clinic; that the space occupied by petitioner shall not be increased and shall be enclosed in fireproof partitions, with self-closing, fireproof doors at the openings; that any combustible partitions now used inside the fireproof enclosure shall remain, but not be increased; that the use of these premises as aforesaid shall be discontinued on or before July 28, 1933.

366-31-S.

PETITIONER—John J. Gilmartin, for Eight Twenty-Six Broadway Corp., owner.

SUBJECT—Variation of the labor law, as cited in orders and a decision of the fire commissioner.

PREMISES AFFECTED—170 Fifth avenue and 2 West 22nd street, southwest corner, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(366-31-S)

WHEREAS, John J. Gilmartin, for Eight Twenty-Six Broadway Corp., owner, filed, July 21, 1931, a petition for a variation from the requirements of the labor law, as cited in orders and a decision of the fire commissioner, affecting premises 170 Fifth avenue and 2 West 22nd street, southwest corner, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 8, 1931 (Order No. 85040-LD), reads:

“1. Enclose the interior stairway at south side of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting mate-



# MINUTES

rial extending continuously from the 1st story to 3 feet above the roof, constructed as per Section 271 of the Labor Law.

"2. Provide an additional means of egress from each floor of the building, remote from the interior stairway, as per Sec. 271 of the Labor Law."

and

WHEREAS, the order of the fire commissioner, dated May 8, 1931 (Order No. 85041-LD), reads:

"1. Arrange the doors leading to the stairway on all stories upon which five or more persons are employed, so as to open outwardly without obstructing the stairway, as per Sec. 271 of the Labor Law.

"2. Arrange all doors from rooms to corridors where five or more persons are employed to open outwardly, as per Sec. 271 of the Labor Law.

"3. Provide exit signs, letters to be at least 8" in height, at all means of egress with a red light over all such exits for use in time of darkness as per Sec. 272 of the Labor Law."

and

WHEREAS, the order of the fire commissioner, dated May 14, 1931 (Order No. 85209-LF), reads:

"1. Install an adequate interior electric fire alarm system in accordance with the rules of the Board of Standards and Appeals and the enclosed approved layout."

and

WHEREAS, the order of the fire commissioner, dated May 14, 1931 (Order No. 85210-LF), reads:

"An inspection of the premises 170 Fifth Avenue, Borough of Manhattan, shows that a fire drill should be established and maintained therein according to the requirements of Section 279 of the Labor Law. The Labor Law specifically charges the Fire Commissioner with the duty of enforcing the provisions of the law as to fire drills.

"This law also holds the owner of such premises responsible for the proper supervision and maintenance of fire drills. It is, therefore, your duty to organize and maintain a fire drill in the above premises in accordance with the rules and regulations of the Board of Standards and Appeals.

"A record of such drills, including the name and number of each certified drill conductor engaged in conducting each drill, the date of each drill, and the number of persons taking part in each drill, shall be transmitted by you or your representative to this office semi-annually."

and

WHEREAS, the decision of the fire commissioner, rendered July 15, 1931, reads:

"This will reply to your letters of June 16th and June 18th, 1931, reading:

"June 16th, 1931.

"Mr. Peter C. Spence, Chief,

"Bureau of Fire Prevention,

"Municipal Building,

"New York, N. Y.

"Re Fire Department Orders Nos. 85209-LF, 85210-LF, 85040-LD, 85041-LD, 85042-F, 85043-F and 85044-F.

"Dear Sir:—

"On behalf of the owners of premises 170 Fifth Avenue, Manhattan, I respectfully ask that the above orders be rescinded as I do not consider the class of work done in this building as manufacturing coming within the interpretation of the Labor Law."

"June 18th, 1931.

"Bureau of Fire Prevention,

"Manhattan.

"Re Order No. 85209-LF (170 Fifth Avenue, Manhattan).

"Gentlemen:—

"In answer to your letter of June 10th, with regards to the order issued against the above premises, I wish

to inform you that the owners have asked me to take this matter up with your Department in their behalf.

"Accordingly, I wish to advise you that on inspection of the premises, I find that the work conducted in this building should not really be considered manufacturing as it mainly consists of office and showrooms and professional drawing.

"May I therefore request that this matter be considered and if you feel that this order should apply, would you kindly inform me accordingly so that I may present this matter to the Board of Standards and Appeals."

"Our records indicate that the occupancy in addition to offices, showrooms and professional drawing, consists of factories in the manufacturing of pillows, hosiery, clothing, signs and placards, so it would appear that manufacturing is being carried on in this building."

and

WHEREAS, the building is fireproof, thirteen stories in height, 29 ft. by 110 ft. in area; OCCUPIED: 1st story, store, 5 persons; 2nd story, sign painting, 2 persons; 3rd story, office and tailor, 6 persons; 4th and 5th stories, offices, 10 persons; 6th story, office and manufacture of pillows, 8 persons; 7th story, offices, 5 persons; 8th story, offices and manufacture of pillows and hosiery, 13 persons; 9th story, office and manufacture of lamp shades, 7 persons; 10th story, office and packing, 7 persons; 11th story, office and artists, 4 persons; 12th story, office, 5 persons; 13th story, office and artists, 7 persons; EQUIPPED with a standpipe system; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fire-retarded partitions, with wooden doors at openings; a fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from yard level to top story, and ladder to roof, with egress from foot of fire escape through yard to street; ROOFS of adjoining buildings: eight stories lower at south; and

WHEREAS, the petitioner claims that a small portion of various floors are used for sign painting, artists, packing banjo strings, assembling lamp stands, inserting pillows in cases, repairing hosiery and one custom tailor; that such occupancy has existed for many years and should not be considered as manufacturing work; furthermore, the petitioner proposes to provide two means of egress by enclosing the interior stairway entirely with fire-retarding partitions, with fireproof, self-closing doors at openings, and also to reconstruct the rear fire escape into a screened exterior iron stairway; and

WHEREAS, it is the intention of the owner to vacate all factory occupancy on or before February 1, 1932; and

WHEREAS, the building was erected in 1897.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 85040-LD, Items 1 and 2; Order No. 85041-LD, Items 1, 2 and 3; Order No. 85209-LF, Item 1, and Order No. 85210-LF, on condition that all factory occupancy shall be vacated and discontinued on or before February 1, 1932, and that up to that time not more than five persons shall be employed on each floor of the building; that the building shall be not increased in height or area, and that conditions as to exits, use and occupancy shall remain, in the meantime, unchanged.

## APPLIANCES SUBMITTED FOR APPROVAL.

540-31-SA.

PETITIONER—Leroy P. Ward, Inc., for W. T. Roberts, Inc., agents for Housing Co., owner.

SUBJECT—Acoustex Material, approval of.

APPEARANCES—

For Petitioner: Hugo Magnuson and M. C. Marran.

For Administration: None.

ACTION OF BOARD—Laid over to December 22, 1931, at 2 p. m., for further data from superintendent of buildings in Brooklyn.



# MINUTES

530-31-SA.

PETITIONER—The Thomas Co., for August Behrsin, owner.

SUBJECT—Fano-Flame Oil Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

534-31-SA.

PETITIONER—Page Engineering Co., owner.

SUBJECT—Page Fuel Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

536-31-SA.

PETITIONER—Standard Combustion Corp., owner.

SUBJECT—Standard Automatic Oil Burner, Type 14-G, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

548-31-SA.

PETITIONER—John Manton, for National Airoil Burner Co., Inc., owner.

SUBJECT—National Airoil Type D-R Rotary Oil Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar pending test and report of fire department.

938-25-SA.

PETITIONER—Morse Dry Dock & Repair Co., owner; request for reopening made by United Dry Docks, Inc.

SUBJECT—Application for reopening—amendment—re Approval of Morse Conical Type Steam Atomizing Burner.

APPEARANCES—

For Petitioner: James Clute, Jr., and Albert M. Lewis.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW REQUEST TO RE-OPEN—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

939-25-SA.

PETITIONER—Morse Dry Dock & Repair Co., owner; request for reopening made by United Dry Docks, Inc.

SUBJECT—Application for reopening—amendment—re Approval of Morse Fan Tail Type Steam Atomizing Burner.

APPEARANCES—

For Petitioner: James Clute, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request to reopen withdrawn.  
THE VOTE TO WITHDRAW REQUEST TO RE-OPEN—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

820-23-SA.

PETITIONER—Morse Dry Dock & Repair Co., owner; request for reopening made by United Dry Docks, Inc.

SUBJECT—Application for reopening—amendment—re Approval of Morse Fuel Oil Burner.

APPEARANCES—

For Petitioner: James Clute, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(820-23-SA)

WHEREAS, The Morse Dry Dock & Repair Co. filed, June 28, 1923, a petition with the board of standards and appeals for approval of their device known as The Morse Fuel Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation and recommends the approval of this device for use with Grade A fuel oil in industrial installations; and

WHEREAS, this device was approved by the board for industrial installations, and present owner requested approval for commercial installations also.

Resolved, that the device be and it hereby is approved for use with Grade A fuel oil in commercial and industrial installations, on condition that the fuel oil burning equipment be installed in accordance with the rules of the board of standards and appeals.

425-31-SA.

PETITIONER—Leader Engineering Corp., owner.

SUBJECT—Leader Oil Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition approved.

THE VOTE TO APPROVE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(425-31-SA)

WHEREAS, Leader Engineering Corp., owner, filed, August 28, 1931, a petition with the board of standards and appeals for approval of their device known as the Leader Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report, and a report of the chief of the bureau of fire prevention dated December 4, 1931, recommends the approval of the device.



# MINUTES

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Leader Oil Burner for use with fuel oil in domestic and commercial installations when installed in accordance with the rules of the board of standards and appeals and the report of the chief of the bureau of fire prevention.

437-31-SA.

PETITIONER—United Dry Docks, Inc., owner.  
SUBJECT—Goulds Rotary Oil Pump, approval of.  
APPEARANCES—

For Petitioner: James Clute, Jr.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition approved.  
THE VOTE TO APPROVE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(437-31-SA)

WHEREAS, United Dry Docks, Inc., owner, filed, September 5, 1931, a petition with the board of standards and appeals for approval of their device known as the Goulds Rotary Oil Pump; and

WHEREAS, this device was submitted to the fire department for test and report, and the report of the chief of the bureau of fire prevention dated December 4, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Goulds Rotary Oil Pump for use in fuel oil installations when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the bureau of fire prevention.

452-31-SA.

PETITIONER—Petroleum Heat & Power Co., owner.  
SUBJECT—Petro Model W Oil Burner, approval of.  
APPEARANCES—

For Petitioner: None.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition approved.  
THE VOTE TO APPROVE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(452-31-SA)

WHEREAS, Petroleum Heat & Power Co., owner, filed, September 14, 1931, a petition with the board of standards and appeals for approval of their device known as the Petro Model W Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report, and a report of the chief of the bureau of fire prevention dated December 4, 1931, recommends the approval of this device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Petro Model W Oil Burner for use in domestic, commercial and industrial installations when installed in accordance with the fuel oil rules of the board of standards and appeals and the report of the chief of the bureau of fire prevention.

438-31-SA.

PETITIONER—United Dry Docks, Inc., owner.  
SUBJECT—Quigley No. 10 Low Pressure Oil Burner, approval of.

APPEARANCES—

For Petitioner: James Clute, Jr.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition approved.

THE VOTE TO APPROVE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(438-31-SA)

WHEREAS, United Dry Docks, Inc., owner, filed, September 5, 1931, a petition with the board of standards and appeals for approval of their device known as the Quigley No. 10 Low Pressure Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report, and the report of the chief of the bureau of fire prevention dated December 4, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Quigley No. 10 Low Pressure Oil Burner for industrial use only when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention and when the system is in charge of a competent person holding a certificate of fitness from the fire department.

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# APPLIANCES

TYPE A—150 LBS. WATER WORKING PRESSURE

May be installed on all 4-inch and 6-inch systems and on uppermost stories on 8-inch systems

|                                             |            |
|---------------------------------------------|------------|
| Fairbanks Company.....                      | 81-20-SA   |
| Walworth Company.....                       | 899-27-SA  |
| A. B. C. Fire Prevention Mfg. Co., Inc..... | 1307-27-SA |
| Crocker National Fire Prev. Eng. Co.....    | 304-28-SA  |
| Jenkins Brothers.....                       | 779-28-SA  |
| W. D. Allen Mfg. Co.....                    | 890-28-SA  |
| John Simmons Co.....                        | 209-29-SA  |
| Grinnell .....                              | 651-30-SA  |
| Elkhart .....                               | 14-31-SA   |

TYPE B—250 LBS. WATER WORKING PRESSURE

May be installed on all standpipe systems

|                                             |            |
|---------------------------------------------|------------|
| New York Brass Foundry Co. (Stillbech)....  | 53-21-SA   |
| Walworth Company.....                       | 900-27-SA  |
| W. D. Allen Mfg. Company.....               | 1151-27-SA |
| A. B. C. Fire Prevention Mfg. Co., Inc..... | 1307-27-SA |
| Jenkins Brothers.....                       | 780-28-SA  |
| Crocker National Fire Prev. Eng. Co.....    | 970-28-SA  |
| Fairbanks Company.....                      | 268-29-SA  |
| Pratt & Cady.....                           | 231-30-SA  |
| Elkhart .....                               | 15-31-SA   |



# RULES

## FIRE RETARDING RULES FOR GARAGES, ETC.

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917, and Feb. 3, 1922.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and all selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding

(a) Seven-eighths ( $\frac{7}{8}$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $\frac{1}{4}$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $\frac{1}{2}$ ) inch plaster boards, or three-eighths ( $\frac{3}{8}$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $\frac{3}{4}$ ) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, one-half ( $\frac{1}{2}$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $\frac{7}{8}$ ) inch wood sheathing, two thicknesses of one-quarter ( $\frac{1}{4}$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one inch lapped seams.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### Rules.

281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

### Administrative Applications.

1029-27-A—39 Fifth avenue, Manhattan.  
1030-27-A—13-16 Central Park West, Manhattan.  
1031-27-A—20-28 West 72nd street, Manhattan.  
1032-27-A—242-248 West 76th street, Manhattan.  
726-30-A—46 West 98th street, Manhattan.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

### Appliances Submitted for Approval.

1193-21-SA—Quimby Screw Pump, approval of.  
610-22-SA—Crocker Gas Valve, approval of.  
799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
124-23-SA—Master Gas Shut-Off Valve, approval of.  
125-23-SA—Packless Gas Shut-Off Valve, approval of.  
127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
443-23-SA—Automatic Gas Shut-Off, approval of.  
525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)  
1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1264-25-SA—Koerting Gear Pump, approval of.  
187-27-SA—Keenan Gas Shut-Off Valve, approval of.  
537-27-SA—Leader Gas Shut-Off Valve, approval of.  
814-27-SA—Elkhart Flush Type Siamese, approval of.  
1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.  
213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.  
712-28-SA—Alert Gas Shut-Off Valve, approval of.  
958-28-SA—N. D. T. Fire Gong Control Panels, approval of.  
42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.  
210-29-SA—A Diamond "S" 250 lbs. 2½-inch Angle Globe Water Hose Valve, approval of.  
380-29-SA—Kennedy 2½-inch Hose Outlet Valve, Type "A," approval of.  
195-30-SA—Simplex Water Pressure Reducing Valve, approval of.  
260-30-SA—Scranton Steam Pumps, approval of.

359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.  
568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.  
730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.  
32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.  
40-31-SA—Petro Oil Burner, Models D-10 to D-15, approval of.  
125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.  
137-31-SA—Can't Pull Anti-Syphon Trap, approval of.  
198-31-SA—Silent Champion Oil Burner, Model D, approval of.  
224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.  
250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.  
251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.  
354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.  
396-31-SA—Schwarze Single Stroke Bells for Fire Alarm Duty, No. 37-A and No. 37-D, approval of.  
444-31-SA—Goodrich Oil Burner, Models G-0, G-1, G-2 and G-3, approval of.  
451-31-SA—Petro Model T Oil Burner, approval of.  
452-31-SA—Petro Model W Oil Burner, approval of.  
470-31-SA—Todd Spiro Burner, approval of.  
479-31-SA—Bettendorf High Pressure Oil Burner, approval of.  
491-31-SA—Superfex Oil Burning Heater, approval of.  
513-31-SA—Autopulse Electric Oil Pump, Model 600, approval of.  
520-31-SA—Gilbert & Barker Junior Flexible Flame Domestic Oil Burner, approval of.  
530-31-SA—Fano-Flame Oil Burner, approval of.  
532-31-SA—Remington Domestic Oil Burner, Type B, approval of.  
534-31-SA—Page Fuel Burner, approval of.  
536-31-SA—Standard Automatic Oil Burner, Type 14-G, approval of.  
537-31-SA—Standard Automatic Oil Burner, Type 11-G, approval of.  
541-31-SA—DeWalt Oil Burner, approval of.  
548-31-SA—National Airoil Type D-R Rotary Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## PUBLIC HEARING

### PROPOSED AMENDMENT TO NOTICE PUTTING INTO EFFECT THE ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS (ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE AUGUST 26, 1918; REVISED MAY 13, 1919, and JUNE 12, 1931.)

[240-19-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Tuesday, December 22, 1931, at 2 p. m., Room 1013, Municipal Building, on proposed amendment to notice putting into effect the Elevator Rules.

Matter in *italics* new matter. Matter in brackets [ ] old matter to be omitted.

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after July 2, 1931, and that thereafter until December 12, 1932, [1931], it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1932 [1931].



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to December 9, 1931.....    | 585  |
| Restored to calendar.....                  | 98   |
| MISCELLANEOUS APPLICATIONS.                |      |
| Requests to reopen.....                    | 310  |
| Requests to amend.....                     | 14   |
| Requests for modification.....             | 104  |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 58   |
| Requests for extension of permit.....      | 7    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 13   |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 4    |
| Total .....                                | 1615 |
| Disposed of.....                           | 1274 |
| Cases pending December 9, 1931.....        | 341  |

## DISPOSITION OF CASES.

|                                                     |     |
|-----------------------------------------------------|-----|
| Withdrawn .....                                     | 100 |
| Dismissed .....                                     | 43  |
| Denied .....                                        | 148 |
| Granted .....                                       | 5   |
| Granted on condition.....                           | 368 |
| Appliances approved.....                            | 58  |
| Appliances dismissed, disapproved or withdrawn..... | 28  |
| Rules approved.....                                 | 8   |
| Rules disapproved, rescinded or withdrawn.....      | 1   |

## MISCELLANEOUS ACTIONS.

|                                                  |     |
|--------------------------------------------------|-----|
| Requests to reopen granted.....                  | 254 |
| Requests to reopen denied.....                   | 50  |
| Requests to amend granted.....                   | 14  |
| Requests to amend denied.....                    | 0   |
| Requests for modification granted.....           | 81  |
| Requests for modification denied.....            | 23  |
| Requests to rescind granted.....                 | 4   |
| Requests to rescind denied.....                  | 0   |
| Requests for extension of time granted.....      | 57  |
| Requests for extension of time denied.....       | 1   |
| Requests for extension of permit granted.....    | 6   |
| Requests for extension of permit denied..        | 1   |
| Requests to install granted.....                 | 0   |
| Requests to install denied.....                  | 1   |
| Plans approved.....                              | 13  |
| Plans disapproved.....                           | 0   |
| Administrative requests granted.....             | 0   |
| Administrative requests denied or withdrawn..... | 0   |
| Interpretations .....                            | 4   |
| Requests withdrawn or dismissed.....             | 6   |

Total ..... 1274

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

## BOARD OF STANDARDS AND APPEALS

Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1932.



352.05  
NEW

*mun. Ref.*  
**BULLETIN**

OF THE

# BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

DECEMBER 22, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 51

## DIRECTORY

BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND

JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT

WILLIAM J. O'GORMAN, *Secretary*

EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

*All communications should be addressed to the chairman of the board*

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, December 11, 1931, 10 A. M.

Minutes of Special Meeting, December 11, 1931, 2 P. M.

Minutes of Regular Meeting, December 15, 1931, 10 A. M.

Minutes of Regular Meeting, December 15, 1931, 2 P. M.

Notice of Public Hearing on Proposed Amendments to Factory Exit Rules.

Approved Fuel Oil Pumps.

Fire Retarding Rules for Garages, etc.

Reserve Calendar.

Notice of Public Hearing on Proposed Amendment to Notice Putting Into Effect the Elevator Rules.

Progress Report.

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, *Tuesday, December 22, 1931, at 2 o'clock*. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on *Tuesday, December 29, 1931, at 2 o'clock*.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

HENRY L. CONNELL, *Temporary Chairman*.



# CALENDAR

## DOCKET.

*New Cases Filed up to December 16, 1931.*

| <i>Cal. No.</i> | <i>Department.</i> | <i>Premises Affected.</i>                                                                         |
|-----------------|--------------------|---------------------------------------------------------------------------------------------------|
| 598-31-SA.....  | F.D.....N.T.D.     | Fire Alarm Boxes, Types Nos. 1046, 1046-A & 1046-AN, Appliance                                    |
| 597-31-SA.....  | F.D.....N.T.D.     | Single Stroke Gongs, Types Nos. 134-AS & 134-DS, 4, 6, 8, 10 & 12 inch, Appliance                 |
| 596-31-S.....   | F.D.....           | 990-992 Sixth ave., Man., L. D. 75870                                                             |
| 595-31-S.....   | F.D.....           | 160 Madison ave., Man., L. D. 83203                                                               |
| 594-31-S.....   | F.D.....           | 306-308 E. 149th st., Bx., L. D. 90329                                                            |
| 593-31-A.....   | F.D.....           | 501 E. 132nd st., Bx., F-85659                                                                    |
| 592-31-SA.....  | F.D.....           | Crescent Type M, Size 1, Oil Burner, Appliance                                                    |
| 591-31-SA.....  | F.D.....           | Use of a 3,000-gallon tank truck for transportation of fuel oil in the City of New York, Decision |
| 590-31-BZ.....  | B.B.Q....          | 73-13 to 73-15 Grand ave., Maspeth, Q., N. B. 6139-31                                             |
| 589-31-BZ.....  | B.B.Q....          | 159-01 to 159-03 114th ave., Jamaica, Q., N. B. 6168-31                                           |
| 588-31-BZ.....  | B.B.M....          | 4355-4363 Broadway, Man., N. B. 215-31                                                            |
| 587-31-BZ.....  | B.B.B....          | 1157-1167 East New York ave., Bklyn., Applic. 12308-31                                            |
| 586-31-A.....   | B.B.M....          | 2207-2209 Amsterdam ave., Man., N. B. 203-31—Permit 2578-31                                       |

## *Restored to Calendar.*

|                |           |                                                                                |
|----------------|-----------|--------------------------------------------------------------------------------|
| 274-31-S.....  | F.D.....  | 453-457 W. 30th st., Man., L. D. 78732                                         |
| 158-31-BZ..... | B.B.Q.... | 137-00 101st ave., Jamaica, Q., N. B. 1146-31                                  |
| 639-30-S.....  | F.D.....  | 305-313 E. 45th st., Man., L. D. 78928                                         |
| 60-30-BZ.....  | B.B.Q.... | Northeast corner of Parsons blvd. & 84th rd., North Jamaica, Q., N. B. 93-1930 |

## CODE

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, DECEMBER 22, 1931, AT 2 P. M.**

### *Building Zone Cases.*

|            |                                                                                                                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 346-31-BZ. | APPLICANT—Bernard H. Loizzo, for Antonetta Aquarella and Donato Aquarella, owners.                                                                                                                             |
|            | PREMISES—502-504 Fourth avenue, west side, 60 ft. south of 12th street, Brooklyn.                                                                                                                              |
|            | APPLICATION, under section 21 of the building zone resolution,                                                                                                                                                 |
|            | TO PERMIT in a business district an alteration and conversion of occupancy from a garage for five (5) motor vehicles to a garage for more than five (5) motor vehicles and, also, a motor vehicle repair shop. |
| 441-31-BZ. | APPLICANT—Herman Katz, for Isidore Popkin, owner.                                                                                                                                                              |
|            | PREMISES—7702-7704 Flatlands avenue, southeast corner of East 77th street, Brooklyn.                                                                                                                           |
|            | APPLICATION, under section 21 of the building zone resolution,                                                                                                                                                 |
|            | TO PERMIT in a business district the erection and maintenance of a gasoline service station.                                                                                                                   |
| 485-20-BZ. | APPLICANT—Raymond Irrera, for 2521 Broadway Corp., owner.                                                                                                                                                      |
|            | PREMISES—2521-2523 Broadway, northwest corner of West 94th street, Manhattan.                                                                                                                                  |
|            | APPLICATION, under section 7b of the building zone resolution,                                                                                                                                                 |
|            | TO PERMIT a modification of a resolution adopted by the board for the use of the two (2) upper stories of a building for factory purposes (originally limited to office use); (reopened June 16, 1931).        |
| 460-31-BZ. | APPLICANT—Julius Steinberg, for Sarah Goldberg, owner.                                                                                                                                                         |
|            | PREMISES—793 Washington avenue, Brooklyn.                                                                                                                                                                      |
|            | APPLICATION, under section 21 of the building zone resolution,                                                                                                                                                 |
|            | TO PERMIT in a residence district the erection and maintenance of a one-story extension and the extension of the existing business use.                                                                        |
| 480-31-BZ. | APPLICANT—R. L. Giffen, president of the Long Island Theatres Co., Inc., owner.                                                                                                                                |
|            | PREMISES—South side of Northern boulevard, 101 ft. east of Main street, Flushing, Borough of Queens.                                                                                                           |
|            | APPLICATION, under sections 7e and 21 of the building zone resolution,                                                                                                                                         |
|            | TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop and a garage for more than five (5) motor vehicles.                                                               |

## DECEMBER 22, 1931, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 22, 1931, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 458-31-BZ—Application, September 17, 1931, under section 21 of the building zone resolution, of Abraham Apat, applicant, on behalf of Jacob Genel, owner, to permit in a residence district the maintenance



# CALENDAR

of a cream and cheese depot and accessory uses; premises 616 Hemlock street, Brooklyn.

.. NO. 475-31-BZ—Application, September 28, 1931, under section 21 of the building zone resolution, of Allen A. Blaustein, applicant, on behalf of Jennie Girioni, owner, to permit in a business district the alteration, extension and conversion of occupancy from a stable to a garage for more than five (5) motor vehicles; premises 76-78 East 28th street, west side, 153 ft. 9¾ in. south of Albemarle road, Brooklyn.

L. NO. 290-31-BZ—Application, June 9, 1931, under section 21 of the building zone resolution, of South Ozone Park Lumber & Supply Co., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Rockaway boulevard and 128th street, South Ozone Park, Borough of Queens.

L. NO. 389-31-BZ—Application, August 3, 1931, under section 21 of the building zone resolution, of Herbert Benon, applicant, on behalf of George W. White, owner, to permit in a business district the change of occupancy of portion of an existing building to a motor vehicle repair shop; premises 6513-6521 Fifth avenue, northeast corner of 66th street, Brooklyn.

HENRY L. CONNELL,  
Temporary Chairman.

## DECEMBER 22, 1931, 2 P. M.

### *Appeals from Administrative Orders.*

459-31-A—242-250 West 55th street, Manhattan.  
466-31-A—216-228 West 23rd street, Manhattan.  
583-31-A—521-541 West 114th street, Manhattan.  
467-31-A—West side of Church street, 320 ft. north of Catherine street, Jamaica, Borough of Queens.  
471-31-A—Southwest corner of Borden avenue and Review avenue, Long Island City, Borough of Queens.  
473-31-A—90-02 Wanda place, Forest Hills, Borough of Queens.  
488-31-A—271 New Lots avenue and 612-620 Alabama avenue, northwest corner, Brooklyn.

### *Petitions for Variations.*

472-31-S—608 Broadway, Brooklyn.  
474-31-S—97-02 to 97-04 150th street, southeast corner of 97th avenue, Jamaica, Borough of Queens.  
498-31-S—323-327 Fifth avenue, Manhattan.  
575-31-S—150 West st., 125-131 Barclay street and 138-146 Park place, Manhattan.

### *Appliance Submitted for Approval.*

540-31-SA—Acoustex Material, approval of.

## DECEMBER 22, 1931, 4 P. M.

### SPECIAL MEETING.

#### *Rules.*

240-19-SR—Proposed amendment to notice putting into effect the Elevator Rules.

## CALL OF CLERK'S CALENDAR TUESDAY, DECEMBER 29, 1931, AT 2 P. M.

### *Building Zone Cases.*

661-30-BZ.

APPLICANT—Charles Shankroff, for David H. Yeoman and Pauline S. Sparrow, owners.

PREMISES—2045-2071 54th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for more than five (5) motor vehicles and, also, a motor vehicle repair shop.

423-31-BZ.

APPLICANT—Nathan Rotholz, for Constantin Wagner, owner.

PREMISES—2481-2487 Broadway and 251 West 92nd street, northwest corner, Manhattan.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the maintenance of a tailor shop.

442-31-BZ.

APPLICANT—William V. McDevit, for M. Palace, owner.

PREMISES—305-311 New Dorp lane, east side, 120 ft. north of Clawson avenue, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

510-31-BZ.

APPLICANT—Joseph M. Lonergan, for Port Richmond Poultry Co., Inc., owner.

PREMISES—2020-2022 Richmond terrace and 2-8 Park avenue, southwest corner, Port Richmond, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

511-31-BZ.

APPLICANT—Weeks Avenue Construction Co., Inc., owner.

PREMISES—859-865 Gerard avenue and 62-72 East 161st street, southwest corner, The Bronx.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the maintenance of a business occupancy.

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.

PREMISES—80-17 Cooper avenue, northwest corner of Agnes place, Glendale, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building to be used as stores on the first story and as dwellings above (previously granted for a temporary permit; reopened for an extension of temporary permit July 7, 1931).

## CALL OF CLERK'S CALENDAR TUESDAY, JANUARY 5, 1932, AT 2 P. M.

### *Building Zone Cases.*

329-31-BZ.

APPLICANT—Jacob Leiman, for Samuel Meyerowitz, owner.



# CALENDAR

PREMISES—57-61 71st street, Maspeth, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the extension of an existing business use (store).

489-31-BZ.

APPLICANT—Christian S. Juell, for Buena Vista Estates, Inc., owner.  
PREMISES—138-53 Northern boulevard, north side, 310 ft. east of Union street, Flushing, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and, also, a motor vehicle repair shop.

486-31-BZ.

APPLICANT—Robert Teichman, for Mary Jamieson, owner.  
PREMISES—58 East 86th street, Manhattan.  
APPLICATION, under sections 7a and 21 of the building zone resolution,  
TO PERMIT in a residence district the alteration and extension of the present business use in part of an existing building.

509-31-BZ.

APPLICANT—Henry J. Nurick, for Samuel Nehemiah, owner.  
PREMISES—53-55 Henry street and 84-90 Cranberry street, southeast corner, Brooklyn.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a gasoline service station.

528-31-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for George W. Horr, owner.  
PREMISES—70-52 Kissena boulevard, northwest corner of 70th road, Flushing, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

529-31-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Louis Lafreniere, owner.  
PREMISES—126-14 Merrick boulevard, northwest corner of 127th avenue, Springfield, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a gasoline service station.

566-31-BZ.

APPLICANT—Hyman & Segall, for T. & H. Construction Corp., owner.  
PREMISES—119-01 to 119-03 Jamaica avenue, northeast corner of Lefferts avenue, Richmond Hill, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

335-28-BZ.

APPLICANT—Celia Rosoff, owner.  
PREMISES—516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied; reopened October 27, 1931).

60-30-BZ.

APPLICANT—James Kearney, for Florence L. Cruikshank, owner.  
PREMISES—Northeast corner of Parsons boulevard and 84th road, North Jamaica, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously dismissed for lack of prosecution; reopened and restored to Calendar December 15, 1931).

158-31-BZ.

APPLICANT—Joseph A. Walsh, for Ella Leshnower, owner.  
PREMISES—137-00 101st avenue and 101-01 Van Wyck boulevard, southeast corner, Jamaica, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously dismissed for lack of prosecution; reopened and restored to Calendar December 15, 1931).

## JANUARY 5, 1932, 10 A. M.

### Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 5, 1932, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 571-30-BZ—Application, September 3, 1930; denied January 6, 1931; reopened October 14, 1931, under section 21 of the building zone resolution, of Joseph M. Loneragan, applicant, on behalf of Frank C. Colyer, lessee, to permit in a residence district the alteration and change of occupancy of the basement story of an existing apartment house from dwelling to business use (restaurant); premises 761-765 St. Mark's avenue and 123-147 New York avenue, northeast corner, Brooklyn.

CAL. NO. 303-30-BZ—Application, May 1, 1930; withdrawn October 7, 1930; reopened October 8, 1931, under section 21 of the building zone resolution, of Homack Construction Corp., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

CAL. NO. 378-31-BZ—Application, July 29, 1931, under section 21 of the building zone resolution, of T. John McKee, applicant, on behalf of Maria Astarita, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles;



# CALENDAR

premises 107-111 3rd place, north side, 100 ft. east of Court street, Brooklyn.

CAL. NO. 404-31-BZ—Application, August 18, 1931, under section 21 of the building zone resolution, of John Cipriano, applicant, on behalf of Lucy Cipriano and Lena Cipriano, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 6413-6423 Fort Hamilton parkway and 949-957 65th street, northeast corner, Brooklyn.

CAL. NO. 431-31-BZ—Application, September 2, 1931, under section 21 of the building zone resolution, of Abraham H. Simon, applicant, on behalf of Amram Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2902-2924 Avenue H, southwest corner of Nostrand avenue, Brooklyn.

CAL. NO. 447-31-BZ—Application, September 11, 1931, under sections 7a and 21 of the building zone resolution, of Harry Korn, applicant, on behalf of Samuel Shore and Harry Korn, owners, to permit in a residence district the alteration and extension of a factory building and the extension of the existing business use; premises 296-300 Putnam avenue, south side, 300 ft. east of Nostrand avenue, Brooklyn.

CAL. NO. 497-31-BZ—Application, October 8, 1931, under section 7c of the building zone resolution, of Charles Schaefer, Jr., applicant, on behalf of William Hagedorn, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 2493 Valentine avenue and 226 Fordham road, southwest corner, The Bronx.

CAL. NO. 499-31-BZ—Application, October 9, 1931, under section 21 of the building zone resolution, of Charles D. Cords, applicant, on behalf of Louis Cherleck and Catherine Cherleck, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 262-10 Hillside avenue, southwest corner of 263rd street, Floral Park Gardens, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## JANUARY 5, 1932, 2 P. M.

### *Appeals from Administrative Orders.*

- 277-31-A—489 Fifth avenue and 12 East 42nd street, Manhattan.
- 356-31-A—181 Lincoln avenue and 2488 Third avenue, northwest corner, The Bronx.
- 448-31-A—8-10 West 36th street, Manhattan.
- 450-31-A—142-146 West 49th street, Manhattan.
- 453-31-A—27-35 West 24th street, Manhattan.
- 494-31-A—Foot of Patterson and Newman avenues, The Bronx.
- 296-31-A—34 Woodward street, west side, 160 ft. north of Flushing avenue, Maspeth, Borough of Queens.

505-31-A—568-578 Broadway, northeast corner of Prince street, Manhattan.

352-31-A—57-46 Flushing avenue, southeast corner of 59th drive, Maspeth, Borough of Queens.

### *Petitions for Variations.*

506-31-S—568-578 Broadway, northeast corner of Prince street, Manhattan.

395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

495-31-S—Rear southeast corner of Pitkin avenue and 88th street, Ozone Park, Borough of Queens.

## JANUARY 8, 1932, 10 A. M.

### SPECIAL MEETING.

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, January 8, 1932, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 333-31-BZ—Application, July 1, 1931, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Firestone Tire & Rubber Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Northern boulevard and 155th street, Flushing, Borough of Queens.

CAL. NO. 392-31-BZ—Application, August 7, 1931, under section 7c of the building zone resolution, of Eugene De Rosa, applicant, on behalf of Melrose Bond & Mortgage Corp., owner, to permit in a residence district the erection and maintenance of a theatre building; premises 1534-1540 Grand concourse, east side, 268.9 ft. south of Mt. Eden avenue, and 1555 Sheridan avenue, The Bronx.

CAL. NO. 418-31-BZ—Application, August 25, 1931, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Gerwan Realty Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1036-1060 Gravesend avenue, southwest corner of Parkville avenue, Brooklyn.

CAL. NO. 1126-27-BZ—Application, October 20, 1927; granted on certain conditions April 24, 1928; reopened and an extension of time granted November 7, 1928; reopened and an extension of time granted April 23, 1929, and wherein the time to obtain permits and complete work has expired; reopened October 22, 1931, under section 21 of the building zone resolution, of Pauline Brickman, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*



# CALENDAR

JANUARY 8, 1932, 2 P. M.

SPECIAL MEETING.

*Petition for Variation.*

440-31-S—160-178 Jay street, 97-195 High street and 84-94 Sand street, Brooklyn.

1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.

HENRY L. CONNELL,  
*Temporary Chairman.*

JANUARY 12, 1932, 10 A. M.

*Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 12, 1932, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 367-31-BZ—Application, July 21, 1931, under section 21 of the building zone resolution, of Harry Urquhart, applicant, on behalf of Alexander Mintz, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of 117th street and 101st avenue, Richmond Hill, Borough of Queens.

CAL. NO. 317-28-BZ—Application, April 5, 1928; granted on certain conditions December 7, 1928; reopened and an extension of time granted December 17, 1929, and wherein the time to obtain permits and complete work has expired; reopened November 24, 1931, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Michel Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises

JANUARY 12, 1932, 2 P. M.

*Appeals from Administrative Orders.*

468-31-A—150 Ingraham street, Brooklyn.  
482-31-A—190-194 Water street, Brooklyn.  
483-31-A—188-190 Montague street, Brooklyn.  
484-31-A—99-101 William street, Manhattan.  
487-31-A—667 Washington street, northeast corner of West 10th street, Manhattan.  
503-31-A—654-662 First avenue and 400-408 East 38th street, southeast corner, Manhattan.  
504-31-A—474-478 Kent avenue, Brooklyn.  
485-31-A—605-611 Sixth avenue and 104 West 18th street southwest corner, Manhattan.  
539-31-A—1275-1277 Broadway and 28-30 Goodwin place Manhattan.

241-31-A—119 West 33rd street, Manhattan.  
230-31-A—117 West 33rd street, Manhattan.

*Petitions for Variations.*

201-31-S—1215-1225 Broadway, Manhattan.  
525-31-S—1204-1210 Broadway, Manhattan.

JANUARY 19, 1932, 2 P. M.

*Appeals from Administrative Orders.*

546-31-A—23-25 East 26th street, 18-20 East 27th street and 56-60 Madison avenue, Manhattan.  
553-31-A—30 Hamilton place, Manhattan.  
556-31-A—29-35 Chambers street, 11-21 Centre street, 1-13 Reade street and 1 Elm street, Manhattan.

*Petitions for Variations.*

469-31-S—141-145 West 36th street, Manhattan.  
639-30-S—305-313 East 45th street and 306-312 East 46th street, Manhattan.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY, DECEMBER 11, 1931, 10 A. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

BUILDING ZONE CASES.

571-30-BZ.

APPLICANT—Joseph M. Lonergan, for Frank C. Colyer, lessee.

SUBJECT—Application (re decisions of the superintendent of buildings and the tenement house commissioner), under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy of the basement story of an existing apartment house from dwelling to business use (restaurant) (previously denied; reopened October 14, 1931).

PREMISES AFFECTED—761-765 St. Mark's avenue and 123-147 New York avenue, northeast corner, Brooklyn.

APPEARANCES—

For Applicant: M. C. Karp.

For Opposition: None.

ACTION OF BOARD—Laid over to January 5, 1932, at 10 a. m., on request of applicant's representative.

303-30-BZ.

APPLICANT—Homack Construction Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn; reopened October 8, 1931).

PREMISES AFFECTED—117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Albert J. Burns.

For Opposition: Fletcher Martin.

ACTION OF BOARD—Laid over to January 5, 1932, at 10 a. m., for final disposition on request of applicant's representative.

290-31-BZ.

APPLICANT—South Ozone Park Lumber & Supply Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.



# MINUTES

PREMISES AFFECTED—Northeast corner of Rockaway boulevard and 128th street, South Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Herman E. Horwood and William L. Abrams.

For Opposition: C. Harry Levy and Bernard L. Deutsch.

ACTION OF BOARD—Laid over to December 22, 1931, at 10 a. m., pending inspection by committee of the board.

389-31-BZ.

APPLICANT—Herbert Benon, for George W. White, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the change of occupancy of portion of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—6513-6521 Fifth avenue, northeast corner of 66th street, Brooklyn.

## APPEARANCES—

For Applicant: Herbert Benon.

For Opposition: Harry Nellis and Mrs. H. Nellis.

ACTION OF BOARD—Laid over to December 22, 1931, at 10 a. m., for inspection and report by a committee of board.

638-23-BZ.

APPLICANT—Max Notess, owner.

SUBJECT—Application for reopening—extension of temporary permit—re Application (decision of the fire commissioner), under sections 7g and 21 of the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of three (3) pleasure motor vehicles, two (2) spaces rented to persons not residing on the premises.

PREMISES AFFECTED—2965 Valentine avenue, The Bronx.

## APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted; application reopened, and temporary permit extended.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(638-23-BZ)

WHEREAS, Samuel Rosenblum, for Max Notess, owner, filed, May 23, 1925, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of three pleasure motor vehicles, two spaces rented to persons not residing on the premises; premises 2965 Valentine avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 24, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Valentine avenue, Bedford Park boulevard and East 201st street are in residence districts; and

WHEREAS, the order of the fire commissioner, dated May 4, 1923, reads:

"1. Discontinue the maintenance of a garage which is not maintained as an accessory use on these premises.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 25 ft. and a depth of 19 ft.; to be occupied as a garage for the storage of three pleasure motor vehicles, two spaces rented to persons not residing on the premises; and

WHEREAS, applicant filed the duly acknowledged consents of owners of 80 per cent of the property frontage deemed affected, and the board deemed that a temporary permit for a period of two years should be granted; and

WHEREAS, this application was granted by the board November 24, 1925; November 22, 1927, and December 3, 1929, on certain conditions, and applicant requests an extension of time; and

WHEREAS, a committee of the board visited the premises and reports as follows:

"Cal. No. 638-23-BZ.

"Premises 2965 Valentine avenue, The Bronx.

## REPORT OF COMMITTEE OF INSPECTION.

"On November 18, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application for an extension of a temporary permit originally granted by this board under the above calendar number for a temporary period of two years and extended from time to time since that date, final permit expiring on December 3, 1929.

"The subject matter of the application was for the maintenance of a garage for three cars, two spaces to be rented to persons not residing on the premises, and for the use of automobiles of the pleasure car type only, prohibiting gasoline storage equipment.

"So far as the committee could determine the premises seem to be conducted entirely in compliance with the resolution and do not, in its opinion, at the present time affect the properties on the same street front. The only change that has taken place since the original granting of this application is the erection of an apartment house on the southeast corner of East 201st street and Valentine avenue.

"At the time of the granting of the original application over 80 per cent consents were filed, with no objections.

"The committee is of the opinion that the extension sought should be granted on condition that the original resolution be complied with in all respects.

"(Signed) HENRY L. CONNELL,

Temporary Chairman.

"JAMES P. HOLLAND,

"JOHN GUILFOYLE."

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, for a temporary period of two years from the date of this action, December 11, 1931, on condition that the capacity of the garage be limited to three automobiles of the pleasure car type, space for two of which may be rented to persons not residing on the premises; that there shall be no gasoline storage equipment installed on premises; that there shall be no signs or advertising displayed on the premises.

545-30-BZ.

APPLICANT—Frederick A. Meyer and Henry M. Meyer, owners.

SUBJECT—Application for reopening—extension of time to obtain permits and complete work—re Application (decisions of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence use district the extension of an existing business use, permission to maintain



# MINUTES

which was granted by the board under Cal. No. 968-24-BZ.

PREMISES AFFECTED—1922 Kings highway, south side, 85 ft. 4 in. west of Ocean avenue, Brooklyn.

## APPEARANCES—

For Applicant: Herman Ovberg.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permits and complete work.

## THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(545-30-BZ)

WHEREAS, Frederick A. Meyer and Henry M. Meyer, owners, filed, August 12, 1930, an application, under the building zone resolution, to permit in a residence district the extension of an existing business use, permission to maintain which was granted by the board under Cal. No. 968-24-BZ, and under date of April 14, 1931, requested a further extension; premises 1922 Kings highway, south side, 85 ft. 4 in. west of Ocean avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 2, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ocean avenue is in a residence district; Kings highway, south side, west of a point 100 ft. west of Ocean avenue, is in a business district; Kings highway, south side, east of a point 100 ft. west of Ocean avenue, is in a residence district; Kings highway, north side, is in a business district, and East 19th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 23, 1930, reads:

"1. Application denied. This building was erected upon a conditional approval of Board of Appeals, and further extension of business use must be granted by Board of Appeals.";

and

WHEREAS, the decision of the superintendent of buildings, rendered March 21, 1931, reads:

"1. Have proposed extension approved by Board of Standards and Appeals.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 19 ft. and a depth of 115 ft. 3¾ in.; upon the front portion of the premises there is located a three-story non-fireproof building, 19 ft. by 89 ft. in area; occupied: 1st story, store, upper stories, dwellings; on the rear a one-story garage, 18 ft. 3 in. by 18 ft.; proposes to build an extension 15 ft. 6 in. deep connecting the front and rear buildings on lot and use entire first story as store; premises are one-half in business district, and, further, proposes to extend building to rear lot line a distance of 11 ft. 4 in. and 16 ft. 7 in., irregular; and

WHEREAS, under Cal. No. 968-24-BZ the board granted a variation on these premises to permit a store use on Kings highway and in a former action under Cal. No. 545-30-BZ permitted the extension of this store to the garage then located in the rear and to use the total area at that time for business use, the property being located, approximately, half in a business use district and half in a residence use district; and

WHEREAS, the application now is to extend the business use to the rear lot line on the first story a distance of 11 ft. 5 in. on one side and 16 ft. 7 in. on the west side; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 on the grounds of practical difficulties and unnecessary hardship; and

WHEREAS, this application was granted by the board at its

meeting, June 2, 1931, on certain conditions, and applicant requested an extension of the time limit imposed.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the opening in rear wall, used for door purposes, shall be an emergency exit only; that the resolution of Cal. No. 968-24-BZ otherwise shall be complied with and that the building zone resolution shall be complied with in all other respects; that all permits to be obtained in nine months and all work completed in fifteen months from December 2, 1931.

336-31-BZ.

APPLICANT—Manuel M. Voit, for Long Island Storage Warehouses, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of an ice skating rink and two (2) stores.

PREMISES AFFECTED—288-296 Coney Island avenue and 1-9 Ocean parkway, southwest corner, Brooklyn.

## APPEARANCES—

For Applicant: Manuel M. Voit.

For Opposition: George Muller.

ACTION OF BOARD—Report of committee adopted and application denied.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

## THE RESOLUTION—

(336-31-BZ)

WHEREAS, Manuel M. Voit, for Long Island Storage Warehouses, Inc., owner, filed, July 1, 1931, an application, under the building zone resolution, to permit, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of an ice skating rink and two stores; premises 288-296 Coney Island avenue and 1-9 Ocean parkway, southwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 11, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ocean parkway is in a residence district; Coney Island avenue is in a residence and business district, and Caton place is in a business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 16, 1931 (re Applic. No. 7192-31), reads:

"Proposed ice skating rink and stores to be located partly in a residential use, partly in a business use and partly in an unrestricted district are contrary to Art. II, Sect. 3 and Sect. 4a of Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, one and two stories in height, with a frontage of 50 ft and 150 ft. and a depth of 188 ft., irregular; to be occupied as an ice skating rink and two stores; and

WHEREAS, this application was made the subject of an inspection by a committee of the board, report of which inspection was read and adopted by the board at this meeting and which report becomes part of this resolution, reading:



# MINUTES

"Cal. No. 336-31-BZ.

"Premises 288-296 Coney Island avenue and 1-9 Ocean parkway, southeast corner, Brooklyn.

## REPORT OF COMMITTEE OF INSPECTION.

"On December 10, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21—hardship—to permit, partly in a residence district and partly in a business district, extending from an unrestricted district, the erection and maintenance of an ice skating rink and two stores.

"The premises in question, fronting on Ocean parkway and what is known as Park Circle—which is a large plaza at the entrance to Prospect Park, Brooklyn—is now vacant and unimproved.

"Immediately adjoining the premises to the west, extending through from Ocean parkway to Caton place, with a frontage of approximately 110 ft. on Ocean parkway, there is now developed a one-story building, a small portion of which facing on Ocean parkway is two stories in height, used as a riding academy.

"Immediately adjoining this building to the west, located at the intersection of East 9th street and Ocean parkway, is the stable used in connection with the riding academy.

"Ocean parkway, both sides, and for 100 ft. in depth on the southerly side, which is the side on which the property under appeal is located, is in a residence use district.

"The premises in question were formerly occupied with old-time buildings used as a roadhouse, which were demolished about twelve months ago, but had been in use as a roadhouse practically up to that time.

"The Board of Estimate zoned Ocean parkway in this locality for residence use at the time that these premises were in active operation as a roadhouse and subsequent to the erection of the riding academy adjoining the premises to the west.

"On the north side of Ocean parkway, bordering on Park Circle, the property is developed with very attractive six-story apartment houses.

"On the southwest corner of Ocean parkway and East 9th street and running westward therefrom there have been recently erected very attractive five-story brick apartment houses.

"Both these developments mentioned have apparently taken place subsequent to the establishment of the riding academy and while the premises under appeal were used as a roadhouse.

"In zoning Ocean parkway in this locality, both sides, for residence use, even while the premises under appeal and the adjoining properties to the west were developed with non-conforming uses, the Board of Estimate evidently had in mind the preservation of this very attractive location to be used for residential use and the protection of the character of Ocean parkway.

"The development of apartment houses indicated, which are substantially fully occupied, is, in the opinion of the committee, an indication that the property under appeal could be developed with a conforming use and give a reasonable return on the investment and such development would, in the opinion of the committee, tend to carry out the intention of the Board of Estimate in zoning both sides of Ocean parkway for residential use.

"The applicant, as part of his basis of appeal under section 21—hardship—states that his property is affected by the riding academy immediately adjoining the premises under appeal to the west. It is well to note, however, that the stable for this riding academy, location as noted, and which is a much more offensive use than the riding academy itself, is immediately opposite the apartment house erected on the southwest corner of

Ocean parkway and East 9th street and is distant therefrom only 50 ft., whereas the same stable is distant approximately 110 ft. from the property under appeal and the riding academy itself, located between the stable and the property under appeal, acts as a buffer.

"The committee is of the opinion that this application is not substantiated under section 21—hardship—and recommends the denial of the appeal.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the board deems that applicant is not entitled to relief under section 21 on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

382-31-BZ.

APPLICANT—Joseph D. Nunan, Jr., for Dora Intner, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—109-04 Northern boulevard, southeast corner of 109th street, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph D. Nunan, Jr.

For Opposition: John J. O'Grady.

ACTION OF BOARD—Report of committee adopted and application denied.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

## THE RESOLUTION—

(382-31-BZ)

WHEREAS, Joseph D. Nunan, Jr., for Dora Intner, owner, filed, July 30, 1931, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 109-04 Northern boulevard, southeast corner of 109th street, Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 11, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Northern boulevard is in a business district; 109th street is in a residence district; 110th street, south of Northern boulevard, is in a residence district, and 110th street, north of Northern boulevard, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 21, 1931 (re Plan No. N. B. 3698-31), reads:

"Your application for a permit on the above location has been rejected \* \* \* for the following reasons:

"That the erection of a gasoline service station within a business district and extending into a residence district is contrary to Section 4 A-46 and Section 3 of the Zone Law. Not further considered."

and



# MINUTES

WHEREAS, the premises consist of a plot of ground having a frontage of 126.83 ft. on 109th street and 67.91 ft. on Northern boulevard; the southerly 26.83 ft. of the plot is in the residence district, the remainder is in the business district; it is proposed to relocate the frame building now on the site; to erect thereon a one-story office and accessory building, 20 ft. by 20 ft. in area, grease pits and to install the necessary tanks and pumps for a gasoline station; and

WHEREAS, the premises under appeal were the subject of an inspection by a committee of the board, report of which inspection was read at this hearing and which report is incorporated herein and which recommends the denial of this application, the report reading:

"Cal. No. 382-31-BZ.

"Premises 109-04 Northern boulevard, southeast corner of 109th street, Corona, Borough of Queens.

## REPORT OF COMMITTEE OF INSPECTION.

"On December 9, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21—hardship—to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station. Premises: 109-04 Northern boulevard, southeast corner of 109th street, Corona, Borough of Queens.

"The premises in question have a frontage of approximately 67 ft. on Northern boulevard and a depth of approximately 126 ft. on 109th street and are now vacant, with the exception of a two-story and attic frame dwelling, located on the corner of the property—Northern boulevard—store use on the ground floor. This house is apparently unoccupied at the present time.

"Applicant seeks to move the house now on the premises to the southerly end of the property, facing on 109th street, and use the balance of the property for a gasoline service station.

"Applicant claims, under section 21—hardship—that the premises cannot be used for a conforming use and give a reasonable return on the investment and, in support of this contention, has submitted a statement in affidavit form from one William Intrier, a builder of Corona, Long Island, which statement would seem to show that a yearly actual loss of approximately \$4,000 would result from the development of the property for a conforming use with such development fully occupied.

"The property was purchased by the appellant in 1928 or 1929, at which time the two non-conforming uses on Northern boulevard, namely, gasoline service station directly opposite the premises under appeal, which was erected prior to the prohibition against gasoline service stations in business use districts, and gasoline service station located at the southwest corner of 108th street and Northern boulevard, were in existence.

"The committee noted the following conditions between 108th street and 111th street on Northern boulevard:

"South or same side as the property under appeal there are ten stores and one vacancy. Four of these stores are located in the four three-story buildings immediately adjoining the premises under appeal to the east.

"The rent from one of these stores of shallow depth is \$35 a month. The rent for one of the other stores of approximately 100 ft. in depth is \$90 per month. The apartments above consist of five rooms and rent for \$50 a month. All of these apartments are occupied.

"On the north side of Northern boulevard, between 108th and 111th streets, the property where developed, other than the gasoline station as noted at 110th street, is developed with two and three-story buildings, some of which have stores on the first story, a total of four stores in number, with but one vacancy. Apartments in these buildings are apparently fully occupied.

"109th street and 110th street, south of Northern boulevard to 34th street, the property is all developed with detached dwellings apparently fully occupied.

"There have been filed with this application forty objections and no consents.

Due to the rents paid in this neighborhood for stores and for dwelling uses and the very small amount of vacancies in the same and the general conforming development of adjoining properties and, further, the fact that this plot under appeal is a corner plot, the committee does not agree with the statement filed by this applicant (mentioned in the beginning of this report) that this plot, if developed with a conforming use, would not bring a reasonable return on the investment.

"The committee is therefore of the opinion that this application is not substantiated under section 21—hardship—and recommends denial of the appeal.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the board deems that applicant has not substantiated his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

21-31-BZ.

APPLICANT—A. C. Benson, for Hugh Reilly, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—49-21 Queens boulevard, northwest corner of 50th street, and 49-20 Roosevelt avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Albert C. Benson and F. J. Samner.  
For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(21-31-BZ)

WHEREAS, A. C. Benson, for Hugh Reilly, owner, filed, January 15, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 49-21 Queens boulevard, northwest corner of 50th street, and 49-20 Roosevelt avenue, Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 24, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Queens boulevard is in a business district; Roosevelt avenue is in a business district, and 50th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 24, 1930 (re Plan No. N. B. 7267-1930), reads:

"1. The erection of a gasoline service station within a business district is contrary to Section 4, Subd. A of the Zone Law. Not further examined."

and



# MINUTES

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 181.13 ft. on Queens boulevard, 171.33 ft. on Roosevelt avenue and 88.99 ft. on 50th street; it is proposed to remove the frame structure now on the premises and to erect thereon a one-story office and grease pits structure, 25 ft. by 60 ft. 10 in. in area, and, also, the necessary tanks and pumps for a gasoline service station; and

WHEREAS, a committee of the board inspected the premises under appeal and its environs on March 18, 1931, and reported its findings to this board and recommended the granting of the application; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution; and

WHEREAS, the application is supported by twenty-eight consents and has but four objectants within an area fixed by the board and deemed affected; and

WHEREAS, this application was granted by the board at its meeting, March 24, 1931, on certain conditions and plans approved under these conditions, and applicant requested a modification of these conditions; and

WHEREAS, it would seem from evidence submitted that the gasoline station had been erected and the curb cuts installed both at the building line and at the curb, that is, two 30-foot curb cuts on Roosevelt avenue and two 30-foot curb cuts on Queens boulevard and one 18-foot curb cut on 50th street, which are contrary to the provisions of the resolution adopted by the board in granting this application for a gasoline station, and that a certificate of occupancy was issued by the building superintendent immediately upon the completion of this station, as aforesaid, and it was not until a month or so after the issuance of the certificate of occupancy that the violations were placed upon the gasoline station by the building superintendent, for the reason that it was not constructed in accordance with the board's resolution in so far as the curb cuts were concerned.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that on the building line of all street fronts a permanent concrete curbing shall be built, 12 in. high above grade and 12 in. wide, with but one opening on 50th street, towards the Queens boulevard front, 18 ft. wide; two openings on Queens boulevard, and two openings on Roosevelt avenue, not more than 30 ft. wide each, curb cuts in front of said openings at an angle of approximately 45 degrees to the building line to be not more than 30 ft. wide each, the end of any opening other than that on 50th street nearest to the intersection of building lines shall be set back from said intersection at least 35 ft., excepting the easterly opening on Roosevelt avenue, which shall be set back at least 65 ft. from the intersection of Roosevelt avenue and 50th street; at least 25 ft. east from the intersection of Roosevelt avenue and Queens boulevard the concrete curbing on building lines shall be cross-connected by a similar curbing and triangular space so formed shall be brought to the elevation of the top of the curbs and shall be maintained in good order as a grass plot, flower bed or shrubbery bed; all pumps shall be set back at least 10 ft. from the inside line of concrete curbing; there shall be no portable gasoline pumps operated or maintained on or outside the premises; that any structure erected on the premises either for office or use incidental to the conduct of a gasoline station shall be of masonry structure, roofed with Spanish tile or variegated slate, one story in height, and confined to an area of approximately 35 ft. by 65 ft., located on the extreme northeast portion of the premises; the portion of building used as lubricating pits shall be enclosed on four sides with arched open driveways on the front side; this building shall be faced on all sides with white enameled brick with panel design; there shall be no signs of any nature or description except those on the illuminating globes on the pumps or flat wall signs on the top face of the building, the letters of which shall be not more than 12 in. high; that any permits required shall be obtained within six months and all work involved completed within eighteen months from the date of this action.

289-31-BZ.

APPLICANT—John E. Roeser, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the conversion of occupancy from stores to a motor vehicle repair shop on the first story.

PREMISES AFFECTED—1697-1705 Jerome avenue, northwest corner of Clifford place, The Bronx.

APPEARANCES—

For Applicant: John E. Roeser.

For Opposition: Benjamin Albert.

ACTION OF BOARD—Report of committee adopted and application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE VOTE TO GRANT—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(289-31-BZ)

WHEREAS, John E. Roeser, owner, filed, June 8, 1931, an application, under the building zone resolution, to permit in a business district the conversion of occupancy from stores to a motor vehicle repair shop on the first story; premises 1697-1705 Jerome avenue, northwest corner of Clifford place, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 11, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; Davidson avenue is in a residence district, and Townsend avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 17, 1931, reads:

"Your request of September 16th, 1931, for an amended certificate of occupancy of two story brick building at northwest corner of Jerome Avenue and Clifford Place, in the Borough of The Bronx, to permit the use and occupancy of stores on first floor of building as repair shop for motor vehicles is hereby denied, as the premises are located in a business district as established by the Building Zone Resolution, in which district the occupancy of premises for repair shops for motor vehicles is prohibited by Section 4 (a-29) of said resolution."

and

WHEREAS, the existing building is of non-fireproof construction, one and two (on Jerome avenue) stories in height, with a frontage of 75 ft. on Jerome avenue and 96 ft. on Clifford place; to be occupied as a motor vehicle repair shop; and

WHEREAS, this application was the subject of an inspection by a committee of the board, report of which inspection was read at this hearing and which report is herein incorporated, reading:

"Cal. No. 289-31-BZ.

"Premises 1697-1705 Jerome avenue, northwest corner of Clifford place, The Bronx.

REPORT OF COMMITTEE OF INSPECTION.

"On November 18, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21—hardship—to permit in a business district the conversion and occupancy of stores to a motor vehicle repair shop on the first story.



# MINUTES

"The premises in question, on the northwest corner of Clifford place and Jerome avenue, is now developed with a two-story building, with a 75 ft. frontage on Jerome avenue and 100 ft. deep on Clifford place, the second story of which is used as a factory. On the first story there are four stores, two of which immediately abut Clifford place are now vacant.

"Due to the steep grade of Clifford place from Jerome avenue to Davidson avenue, the first story portion of this building extends westward from Jerome avenue approximately only 38 ft.

"Opposite the premises under appeal on Jerome avenue between East 174th street and East 175th street most of the property, where developed, is now developed with non-conforming uses, such as garages, auto repair shops, etc., three of which garage uses were granted by this board under Cal. Nos. 908-24-BZ, 76-24-BZ and 1087-24-BZ.

"On the west side of Jerome avenue, north of the premises under appeal to 175th street, the balance of the property is now vacant and unimproved.

"South of Clifford place, on the west side of Jerome avenue, properties, where developed, are developed partly with conforming uses and partly with non-conforming uses, such as auto repair shops and one factory.

"There have been filed with this application two objections and five consents. One of the objectors, located on the northeast corner of East 175th street and Jerome avenue, would not, in the opinion of the committee, be in any way affected by the granting of this application. The other objector is located on the south side of Clifford place, between Jerome avenue and Davidson avenue, the property being developed with a very attractive private brick dwelling. This dwelling is located 75 ft. westerly from Jerome avenue and is wholly and solely within the business use zone. However, due to the steep up-grade of Clifford place, between Jerome avenue and Davidson avenue, the first floor of this dwelling house is about on a level with the roof of the second story of the premises under appeal, so that the granting of the application for the first story of the premises under appeal, confining the use entirely to Jerome avenue, with unpierced walls on Clifford place, and restricted wholly and solely to the first floor of the premises under appeal, would not, in the opinion of the committee, affect the property of this latter objector.

"The committee, therefore, recommends that, due to the general non-conforming uses north and south of the premises under appeal on Jerome avenue, this application should be granted.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the board deems that applicant is entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed motor vehicle repair shop shall be located in the southerly end of the building now erected on the premises with a frontage of, approximately, 30 ft., running northward on Jerome avenue from Clifford place, and a depth of, approximately, 35 ft.; that the southerly and westerly walls shall be unpierced throughout their entire height and length on the first story of the present building; that there shall be no open forges or anvils used in the conduct of the proposed business on the premises; that any machinery shall be limited to not more than one-half horsepower, electrically driven; that there shall be no alteration of the facade of the present building other than the front of the portion on which this variation is granted, permitting doorway openings for

the ingress and egress of automobiles; all advertising signs of any nature or description shall be confined to the front portion of the present building within the distance specified for the permission of this use and confined to the first story that the ceiling of the portion used as an automobile repair shop and the northerly wall of same shall be fire-retarded in accordance with the rules of the board of standards and appeals, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

393-31-BZ.

APPLICANT—David C. Broderick, for Maria Ranallo I Tullio, owner.

SUBJECT—Application (re decisions of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a monumental stone work.

PREMISES AFFECTED—3215 East Tremont avenue, The Bronx.

APPEARANCES—

For Applicant: David C. Broderick.

For Opposition: John Urell.

ACTION OF BOARD—Report of committee adopted and application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.....

Negative .....

Absent .....

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.....

Negative .....

Absent .....

THE RESOLUTION—

(393-31-BZ)

WHEREAS, David C. Broderick, for Maria Ranallo I Tullio, owner, filed, August 10, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a monumental stone works; premises 3215 East Tremont avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 11, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Tremont avenue is in a business district (except for indicated section at cemetery); Waterbury avenue is in a business district, and Puritan avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 25, 1931, reads:

"A certificate of occupancy for the monumental stone works at above mentioned location is hereby denied as the location is within a business district where such occupancy is prohibited."

and

WHEREAS, the decision of the superintendent of buildings, rendered August 8, 1931, reads:

"Your letter of August 3rd at hand wherein you request reconsideration of the denial of this Bureau of Certificate of Occupancy for the above mentioned premises as a monumental stone works.

"You are hereby advised that the location being within a business district such occupancy is prohibited by the Zoning Resolution and your application is therefore denied."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 55.23 ft. and a depth of 100.32 ft., upon which is located several structures; used for stone cutting and a



# MINUTES

garage; the premises is used also for the storage of monuments; and

WHEREAS, this application was made the subject of an inspection by a committee of the board, report of which inspection was read and adopted at this meeting and said report is made part of this resolution, reading:

"Cal. No. 393-31-BZ.

"Premises 3251 East Tremont avenue, The Bronx.

## REPORT OF COMMITTEE OF INSPECTION—

"On December 9, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21—hardship—to permit in a business district the erection and maintenance of monumental stone works.

"The premises in question has a frontage of approximately 55 ft. on East Tremont avenue and a depth of 100 ft. and is distant southward from Waterbury avenue about 150 ft. Directly opposite the premises under appeal is St. Raymond's Cemetery.

"This site has been used for the display and sale of tombstones for the last ten years. A similar use also exists on the northeast corner of East Tremont avenue and Waterbury avenue.

"The applicant seeks to do necessary cutting for lettering of tombstones, cleaning and trimming the beveled edges of the base stones. Cutting for lettering and cleaning of the beveled edges to be done with power-driven air compressor and small drill. The trimming of these beveled edges to be done with hand drill and hammer.

"It is not the intention of the applicant to use the premises for a monumental works where a large amount of machinery is used and labor performed on the stones. The machinery intended to be used and which has been for the past year used for this work consists of a 4 x 4½ compressor, driven by three horsepower electric motor, regulated by a governor. This machinery is now located in the cellar of the house adjoining to the north, occupied for dwelling purposes by the applicant. The air line for this compressor is ½ inch and extends through the wall to the house so noted with a valve on the outside of the wall. To this is connected ½ inch hose with ½ inch drill attached. This is the only piece of machinery to be used in the conduct of the business appealed for.

"At the time of the inspection, due to the rainy weather, no work was being conducted on the premises, as the whole plot is entirely exposed.

"On the request of the committee, however, all the machinery was put in full operation.

"The committee noted the following results:

"Standing outside the building where the compressor was located while the compressor was in operation, practically no noise could be heard from said compressor. The noise from the drill itself, while noticeable, was not of a very loud nature.

"The committee is of the opinion that, if the work is restricted to that noted in this report and conducted at all times in an enclosed masonry structure with unpierced walls, with the exception of a doorway in the front, said building to be equipped with a proper blower system to collect all dust caused by the operation of the work as noted, the properties in the rear which are objecting to the granting of this appeal would most likely be properly protected. This restrictive use, if granted, could hardly be a basis of appeal for large monumental works or other non-conforming uses in this neighborhood.

"It is also well to note that the block immediately south of the premises under appeal on East Tremont avenue for a distance of 100 ft. east therefrom is in an unrestricted use district and on that block several large monumental works are now established.

"There have been filed with this application seven

objections and twelve consents, most of the objections being from property owners on Puritan avenue in the rear of the premises under appeal.

"The committee is of the opinion that favorable consideration could properly be given to the granting of this application if the use is so restricted as to safeguard the properties of the objectors and not create a basis for appeals for other non-conforming uses or large monumental works.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the applicant seeks herein to perform certain minor work incidental to the sale and display of a tombstone business conducted on the premises, which work would be by its nature prohibited under section 4, subdivision 39 of the building zone resolution; and

WHEREAS, the committee of inspection, after observing this work and its effects, recommends favorable consideration by the board, if such work is so limited and restricted as to protect adjoining property owners and not to establish a basis of appeal for a further invasion on this property or adjoining properties in this block; and

WHEREAS, the board deems a denial of this application would devolve an unnecessary hardship upon the applicant as within the meaning of section 21 of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that all non-conforming work conducted on the premises shall be limited to the following: cutting of letters on tombstones, beveling edges of base stones and cleaning beveled edges of base stones; that all power-driven machinery shall be limited to one air compressor, the size of which shall be not greater than 4 x 4½ inches, equipped with a governor, and driven by an electric motor not greater than three horsepower; that all drills or cutting tools driven by power shall be not larger than ¾ inch in size and only one power-driven drill or cutting tool shall be used at any one time; all non-conforming work to be conducted on these premises shall be limited to week days only, between the hours of 8 a. m. and 5 p. m., prohibiting any such work on Sundays or legal holidays; there shall be erected on the south side of the premises a one-story masonry building, one side located on the East Tremont avenue building line, said building to be erected on an area not greater than 20 ft. by 40 ft., with unpierced walls, excepting one doorway opening which shall not be greater than 6 ft. wide, located either on the East Tremont avenue building line or the northerly wall of the building; the front elevation on East Tremont avenue and the northerly wall shall be of face brick with architectural terra cotta or stone trim; all machinery and tools used in the conduct of the non-conforming use permitted under this resolution shall be installed and kept at all times within the building; all non-conforming work as indicated in this resolution shall be conducted at all times within the building; the building shall be equipped with a proper blower system for the collection of all dust caused by work on the stones, the dust so collected shall be removed in tight containers from the premises, so that the blower system collector shall be in proper working order at all times; there shall be no advertising signs of any nature or description, indicating any non-conforming use permitted on these premises; a return of the drawings of the building to be erected shall be made to this board for approval before submission of same to the superintendent of buildings; all permits required shall be obtained within six months and all work completed within nine months from the date of this action.

Adjourned 1.15 p. m.

WILLIAM J. O'GORMAN, Secretary.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

FRIDAY, DECEMBER 11, 1931, 2 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

241-31-A.

APPELLANT—Peter C. Spence, chief, Bureau of Fire Prevention; Sulken Block Realty Co., owner.

SUBJECT—Appeal for revocation of Certificate of Occupancy No. 4426-1922 issued by the superintendent of buildings.

PREMISES AFFECTED—119 West 33rd street, Manhattan.

### APPEARANCES—

For Appellant: Inspector Peter Maher of fire department.

For Owner of Building: D. J. Comyns.

ACTION OF BOARD—Laid over to January 12, 1932, at 2 p. m., pending receipt of opinion of the corporation counsel.

230-31-A.

APPELLANT—Peter C. Spence, chief, Bureau of Fire Prevention; Sulken Block Realty Co., owner.

SUBJECT—Appeal for the revocation of Certificate of Occupancy No. 4425 issued by the superintendent of buildings under date of March 22, 1922.

PREMISES AFFECTED—117 West 33rd street, Manhattan.

### APPEARANCES—

For Appellant: Inspector Peter Maher of fire department.

For Owner of Building: D. J. Comyns.

ACTION OF BOARD—Laid over to January 12, 1932, at 2 p. m., pending receipt of opinion of the corporation counsel.

412-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Purity Bakeries Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1674-1696 Atlantic avenue and 1661-1683 Pacific street, Brooklyn.

### APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

### THE RESOLUTION—

(412-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Purity Bakeries Corp., owner, filed, August 21, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 1674-1696 Atlantic avenue and 1661-1683 Pacific street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 30, 1930 (Order No. 81649-F), reads:

"1. Install an approved standpipe system in accordance with the rules of the Board of Standards and Appeals, Secs. 580-581, Art. 28, Ch. 5, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered August 1, 1931 (re 1674 Atlantic avenue, Brooklyn), reads: "Gentlemen:

"In reply to your letter of July 29th, 1931, advising that you have been retained by the owners to appeal from the requirements of Order No. 81649-F, and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order. "You are advised that the order cannot be dismissed or reissued. Therefore your request is denied.

"Respectfully,  
"Wm. H. Swartwout,  
"Deputy Chief."

and

WHEREAS, the building, erected in 1918, is fireproof, three stories (63 ft. 1½ in.) in height, 180 ft. by 200 ft. (approximately 36,000 sq. ft.) in area; OCCUPIED as a bakery; fifty-eight persons in entire premises; and

WHEREAS, appellant contends that the area of the third story is approximately 3,700 sq. ft.; that the area of the second story is approximately 13,000 sq. ft., but subdivided into smaller areas (as shown upon the plans) and that only in the basement and first story do the open areas exceed 10,000 sq. ft.; appellant proposes, in lieu of the required standpipe system, to install a standard one-source sprinkler system.

Resolved, that the order and decision of the fire commissioner be and they hereby are modified, and that the appeal be and it hereby is granted on condition that the building shall be equipped with a two-source wet sprinkler system to meet the approval of the fire department; that the building shall be not increased in height or area, and that the occupancy and use shall remain substantially unchanged.

314-31-A.

APPELLANT—A. J. O'Brien, for Jacob and Josef Kohn & Mundus, Inc., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—29-06 Review avenue, southwest corner of 29th street, Long Island City, Borough of Queens.

### APPEARANCES—

For Appellant: A. J. O'Brien.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

### THE RESOLUTION—

(314-31-A)

WHEREAS, A. J. O'Brien, for Jacob and Josef Kohn & Mundus, Inc., owner, filed, June 23, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 29-06 Review avenue southwest corner of 29th street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated October 10, 1930 (Order No. 79206-F), reads:

"1. Provide an approved standpipe system in accordance with the rules of the Board of Standards and Appeals, Sec. 580-1, Ch. 5, Code of Ordinances.";

and

WHEREAS, the decision of the fire commissioner, rendered June 4, 1931 (re Southwest corner of 29th street and Review avenue, Long Island City), reads:

"In reply to your letter of June 3rd advising that you have been retained by the owners to appeal from the requirements of Order 79207-F and that you are unable to do so due to the fact that the Bd. of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed and request dismissal and reissuance of the above order.



# MINUTES

"You are advised that the order cannot be dismissed or reissued. Therefore your request is denied.";

and

WHEREAS, the building is non-fireproof, five stories in height, 200 ft. by 200 ft., irregular, in area; erected in 1906; equipped with a sprinkler system; OCCUPIED: basement and first story, stock and woodwork, 5 persons; 2nd story, stock and assembling, 8 persons; 3rd story, stock and cabinet work, 28 persons; 4th story, stock, assembling and manufacturing of chairs, 20 persons; 5th story, stock and assembling, 25 persons; and

WHEREAS, appellant contends that a similar order was issued by the fire department and appeal filed under Cal. No. 973-26-A, at which time the premises consisted of three five-story units, divided on all floors by fire walls, with openings protected by automatic self-closing, fireproof doors; the appeal was granted on condition that the building be maintained as subdivided, no one unit to exceed 10,000 sq. ft.; since the adoption of said resolution a one and two-story addition has been erected, increasing the area of Sections A, C and D only; this addition consisted of the roofing over of a former open areaway between Sections A, B, C and D, the total area of the extension, including Section A and Section D, is approximately 15,000 sq. ft.; appellant proposes to install one additional fire door on the connecting opening on the first floor between the two-story extension and boiler room known as Section D; by so doing, the total area of each of the remaining sections, Section A and the extension and Section C and extension will be but 11,000 sq. ft., and requests the acceptance of the existing condition, the building being equipped with a wet pipe automatic sprinkler system with city main connection and standard fire pump and gravity tank; that there are Foamite extinguishers on the walls and an interior fire alarm system and watchman service; and

WHEREAS, plans have been submitted to the building superintendent and approved by the building superintendent and certificate of occupancy issued for the covering of the alleyway between units A, C and D.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that all openings in the northerly and easterly wall of building known as "D," shown on the plans submitted in this appeal, shall be equipped with approved fire doors on each side of the masonry fire wall; that the opening in the dividing partition at the angle point in the new construction over the alleyway shall be equipped with approved fire doors on the first story and the partition shall be unpierced on the second story, said partition to be fireproof construction; that all buildings, the four units and the new addition over the alleyway shall be equipped with a sprinkler system supplied from a 40,000-gallon gravity tank with city main connection and two fire pumps; that a fire alarm system and watchman's service shall be maintained; that such additional fire-fighting appliances as shall be required by the fire department shall be installed; that the buildings shall be not increased in height or area, and that the conditions as to use and occupancy shall remain substantially unchanged.

## PETITIONS FOR VARIATIONS.

201-31-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Phillips Jones Corp., lessee.

SUBJECT—Variation of the labor law, as cited in an order of the fire commissioner and a decision of the superintendent of buildings.

PREMISES AFFECTED—1215-1225 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 12, 1932, at 2 p. m., pending receipt of opinion of corporation counsel.

940-27-S.

PETITIONER—Jacob Pinsky, owner.

SUBJECT—Application for reopening—modification—re Variation of the labor law, as cited in an order of the fire commissioner.

PREMISES AFFECTED—2035 Second avenue, Manhattan.

APPEARANCES—

For Petitioner: Daniel J. Pinsky.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

106-31-S.

PETITIONER—Helen W. Seeley, for Jacob Feldman, lessee.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner and a decision of the superintendent of buildings.

PREMISES AFFECTED—145-17 Jamaica avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition dismissed to comply.

THE VOTE TO DISMISS—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(106-31-S)

WHEREAS, Helen W. Seeley, owner, filed, March 2, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner and a decision of the superintendent of buildings, affecting premises 145-17 Jamaica avenue, Jamaica, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated February 20, 1931 (Order No. 44292-LD), reads:

"Inspection shows the following to be necessary to make the above premises comply with the requirements of the Labor Law:

"Discontinue the use of the above premises for factory purposes for the reason that the same does not conform to Sec. 270 of the Labor Law.

"Among the defects noted are the following:

"(a) Two means of egress not provided for each story.

"(b) Interior stairway not constructed of incombustible material, not 44" wide and not enclosed in fireproof enclosure.

"(c) Ingress door at the street does not open outwardly.";

and

WHEREAS, the decision of the fire commissioner, rendered February 20, 1931, reads:

"In reply to your letter of February 19th, 1931, advising that you have been retained by the owners to appeal from the requirements of the Order 44292-LD and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days,



# MINUTES

had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued. Therefore your request is denied.";

and

WHEREAS, the decision of the superintendent of buildings, rendered July 9, 1931, reads:

"Your application for a permit on the above location has been rejected as an examination of your drawings and applications show that corrections must be made in the form of Amendment or subsequent statements in triplicate (both for Construction and Plumbing), type-written and filed with original papers, as they do not conform with the Laws, Rules and Regulations for the following reasons:

"3. Secondary means of egress from 2nd floor is contrary to Labor Law in that it does not provide fireproof passage to street.";

and

WHEREAS, the building is non-fireproof, two stories in height, 45 ft. by 112 ft. 9 in. in area at first story and 45 ft. by 73 ft. 7½ in. in area above; OCCUPIED: cellar, storage, no occupancy; 1st story, store, 5 persons; 2nd story, dressmaking, 10 persons; erected in 1924 for store and dwelling purposes; EXITS: an interior wooden stairway, extending from the first story to second story, enclosed in plaster partitions, with wooden doors at openings; an open iron stairway, 41 in. in width, leading from roof of first story extension to the yard, with egress from the yard through right-of-way, 9 ft. in width, to the street; ROOFS of adjoining buildings: same level; and

WHEREAS, the petitioner proposes to reconstruct the interior stairway fireproof and in accordance with all requirements of the labor law; to provide a door opening at rear of second story with iron doors and steps to roof of first story extension as a second means of exit leading over the roof to iron stairway to yard and thence through open court to 146th street; furthermore, the petitioner contends the use of the building is non-hazardous and the occupancy is small; and

WHEREAS, petitioner stated in letter to the board that she proposes to comply with the orders of the fire commissioner.

*Resolved*, that the petition be and it hereby is *dismissed*.

2384-17-S.

PETITIONER—Patrick J. Murray, for 46 West 56th Street Holding Co., Inc., owner.

SUBJECT—Application for reopening—modification—re Variation of the labor law, as cited in an order of the fire commissioner.

PREMISES AFFECTED—46 West 56th street, Manhattan.

APPEARANCES—

For Petitioner: Patrick J. Murray.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(2384-17-S)

WHEREAS, John F. Loughran, for Rebecca Crear, owner, filed, December 13, 1917, a petition with the board of standards and appeals, for a variation of sections 79b and 79c, labor law, as cited in an order of the fire commissioner, affecting premises 46 West 56th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner (71530-LD), reads:

"1. Extend the interior stairway at the west side of the building to the roof, as per section 79-B-1 and 79-C-1 of the labor law.

"2. Arrange the fire escape on the south side of the building and the openings leading thereto and the windows opening on the course thereof, so that same are in compliance with the provisions of §79-B-4 and §79-B-5 of the labor law and rule 4 of the industrial code, or carry out a proper alternative method of complying with the requirements of section 79-B-1.

"NOTE: Among the defects noted are: Fireproof windows which permit of an unobstructed opening of at least 3 ft. by 3 ft. have not been provided. No stairway from top balcony to roof. No stairway from second story balcony to ground. There is no fireproof passageway from the termination of the fire escape to the street.";

and

WHEREAS, the new order of the fire commissioner, from which modification is requested, dated April 24, 1931 (Order No. 84550-LD), reads:

"No. 1. Arrange fire escape at rear of building \* \* \*

"Defects noted:

"6. No safe egress from termination of fire escape to street.";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 60 ft. in area, with a three-story extension at the westerly side at the rear, approximately 10 ft. by 20 ft. in area; OCCUPIED as offices and kitchen in the first story, dressmaking establishment in the second story, not more than twenty-four persons employed, showroom, apartments and factory use in the third, fourth and fifth stories; the means of EGRESS consisting of one interior stairway, extending from first to fifth story, with scuttle and ladder to roof; a proposed labor law fire escape on the rear of the building with egress from yard through a gate in the fence to the yards of the buildings adjoining; and

WHEREAS, this petition was granted by the board at its meeting, October 31, 1918, on certain conditions, and owner, through his architect, Patrick J. Murray, requested a modification as to occupancy and egress from termination of fire escape.

*Resolved*, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, permitting not more than twenty-five persons at work or employed above the second story, *on condition* that the rear fire escape shall be brought up to labor law standard, the egress from the termination of which will be through the yard of the building under appeal to the yard of the building adjoining to the east; that an opening, not less than 3 ft. 8 in. wide, in the dividing fence between the two yards shall be maintained open at all times; that the interior stairway shall be extended to a bulkhead in the roof, and that the labor law shall be complied with in all other respects.

Adjourned 3.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

## BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price \$1.25; by mail \$1.35.

## ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distribution Division of the City Record Office, 378 West Broadway. Price 30c; by mail 35c.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY, DECEMBER 15, 1931, 10 A. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the special meeting of the board held on Friday morning, December 4, 1931; the minutes of the special meeting held Friday afternoon, December 4, 1931, and the minutes of the special meeting held on Friday afternoon, December 4, 1931, at 4 p. m., and the minutes of the regular meeting of the board held on Tuesday morning, December 8, 1931, and the minutes of the regular meeting of the board held on Tuesday afternoon, December 8, 1931, were approved as printed in Bulletin No. 50, Vol. XVI.

### BUILDING ZONE CASES.

333-31-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., for Firestone Tire & Rubber Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Northern boulevard and 155th street, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: Richard E. Welden, Edward S. Malone and Ashley T. Cole.

ACTION OF BOARD—Laid over to January 8, 1932, at 10 a. m., for inspection and report by a committee of board.

392-31-BZ.

APPLICANT—Eugene De Rosa, for Melrose Bond & Mortgage Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 7c of the building zone resolution, to permit in a residence district the erection and maintenance of a theatre building.

PREMISES AFFECTED—1534-1540 Grand concourse, east side, 268.9 ft. south of Mt. Eden avenue, and 1555 Sheridan avenue, The Bronx.

APPEARANCES—

For Applicant: Harold L. Leddy.

For Opposition: Benjamin A. Salomon and Charles Schaefer.

ACTION OF BOARD—Laid over to January 8, 1932, at 10 a. m., on request of applicant's representative. Final disposition.

418-31-BZ.

APPLICANT—Samuel Rosenblum, for Gerwan Realty Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1036-1060 Gravesend avenue, southwest corner of Parkville avenue; Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: David L. Blick, A. J. O'Brien and Herman Steinberg.

ACTION OF BOARD—Laid over to January 8, 1932, at 10 a. m., for inspection and report by a committee of the board.

1126-27-BZ.

APPLICANT—Pauline Brickman, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone

resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously granted on certain conditions and where-in the time to obtain permits and to complete work has expired; reopened October 22, 1931).

PREMISES AFFECTED—1781 Hilder avenue, The Bronx.

APPEARANCES—

For Applicant: Louis A. Schoffel.

For Opposition: None.

ACTION OF BOARD—Laid over to January 8, 1932, at 10 a. m., for inspection and report by a committee of board.

60-30-BZ.

APPLICANT—James Kearney, for Florence L. Cruikshank, owner.

SUBJECT—Application for reopening—restoration to Calendar, having been previously dismissed for lack of prosecution—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Parsons boulevard and 84th road, North Jamaica, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Application reopened and restored to Calendar and set for Calendar Call January 5, 1932, at 2 p. m.

THE VOTE TO REOPEN AND RESTORE TO CALENDAR AND SET FOR CALENDAR CALL—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

158-31-BZ.

APPLICANT—Joseph A. Walsh, for Ella Leshnower, owner.

SUBJECT—Application for reopening—restoration to Calendar, having been previously dismissed for lack of prosecution—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of 101st avenue and Van Wyck boulevard, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Joseph A. Coyle.

ACTION OF BOARD—Application reopened and set for Calendar Call January 5, 1932, at 2 p. m.

THE VOTE TO REOPEN AND RESTORE TO CALENDAR AND SET FOR CALENDAR CALL—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

285-31-BZ.

APPLICANT—John Potts, for Constantinos Demetrookas, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.



# MINUTES

PREMISES AFFECTED—Northwest corner of Jamaica Bay boulevard and Nolins avenue (165th avenue), Borough of Queens.

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition for temporary period of two years.

## THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(285-31-BZ)

WHEREAS, John Potts, for Constantinos Demetroukas, owner, filed, June 5, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Jamaica Bay boulevard and Nolins avenue (165th avenue), Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 15, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jamaica Bay boulevard is in a business district; 92nd avenue is in an undetermined district, and Nolins (165th) avenue is in an undetermined district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 1, 1931 (re Plan No. N. B. 863-31), reads:

"The erection of a gasoline service station in a business district is contrary to article 2, section 4 of the Zone Law.

"Not further examined.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100 ft. on Jamaica Bay boulevard and 95 ft. on 165th avenue, upon which it is proposed to erect a one-story office, 20 ft. by 20 ft. in area, grease pits and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the applicant's representative amended his basis of appeal to come under section 7, subdivision f, of the building zone resolution, as stated by him at this hearing of the board; and

WHEREAS, the premises under appeal lie in a business use district, but the surrounding properties to the west are now in an undetermined district and the properties along Jamaica Bay boulevard and east and west therefrom for a considerable distance are now vacant and unimproved.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for a temporary period of two years from the date of this action, *on condition* that all pumps shall be set back not less than 10 ft. from the building line; all advertising signs shall be confined to the illuminated globes of the gasoline pumps or to flat wall signs on any buildings erected on the premises, indicating the name and nature of the business conducted thereon, but prohibiting any roof signs; any building erected on premises to be limited to one story in height; all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

522-31-BZ.

APPLICANT—McCoey & Conroy, for Borden's Farm Products Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit the extension, from an

unrestricted district into a business district, of an existing building occupied as a garage for more than five (5) motor vehicles and, also, as a milk distributing station.

PREMISES AFFECTED—East side of East 49th street, between Glenwood road and Kings highway, Brooklyn.

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Rutherford S. Moorehead.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(522-31-BZ)

WHEREAS, McCoey & Conroy, for Borden's Farm Products Co., Inc., owner, filed, October 22, 1931, an application, under the building zone resolution, to permit the extension, from an unrestricted district into a business district, of an existing building occupied as a garage for more than five (5) motor vehicles and, also, as a milk distributing station; premises east side of East 49th street, between Glenwood road and Kings highway, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 15, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings highway, north side, is in a business district; Kings highway, south side, is in a residence district; East 49th street is in an unrestricted district; Utica avenue, north side of Kings highway, is in a business district, and East 48th street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 1, 1931 (re Applic. No. 10347-1931), reads:

"Proposed extension to existing building projects beyond unrestricted zone into a business district. Proposition denied for portion extending into business district for use as Garage and Milk Distributing Station which is prohibited use therein, contrary to Art. 2, 4a (15) and (23).";

and

WHEREAS, the proposed extension of building is to be of fireproof construction, two stories in height, with a frontage of 224 ft. 7¼ in. and a depth of 100 ft., irregular; to be occupied as a garage for more than five motor vehicles and, also, as a milk distributing station, the building extending a distance of approximately 34 ft. into the business district; and

WHEREAS, the premises under appeal is a portion of a plot of ground with a frontage of, approximately, 426 ft. and some odd inches, running from Glenwood road towards Kings highway, and a depth of 100 ft.; approximately 33 ft. 10 in. of this plot is in a business use district and the balance is in an unrestricted district; and

WHEREAS, the application is for the extension of a non-conforming use into the business use district portion of premises; and

WHEREAS, it is proposed to erect a two-story building with a frontage of 224 ft. 7¼ in. (which includes the plotage under appeal), two stories in height, to be used as a garage, and the customary use thereof, for the storage of cars in the ownership and conduct of the business conducted on the balance of the plot running to Glenwood road or employees of such business; and

WHEREAS, the premises under appeal are bounded on the east by a large gas service station wholly within business use zone and located at intersection of Utica avenue and Kings highway, and on south for full depth of southerly lot



# MINUTES

line by a plot in business use zone, occupied as a parking space, and facing on Kings highway and on the north as noted by the unrestricted use district; and

WHEREAS, the board deems that applicant is rightfully before the board under section 7, subdivision c, and is, therefore, entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be erected fireproof throughout, limited to two stories in height; that the southerly gable wall shall be unpierced throughout its entire height and length; that the most southerly side of the southerly entrance to the proposed structure shall not be less than 40 ft. northerly from the intersection of the southerly lot line with East 49th street; that any skylights erected in the roof of the premises shall be set back from the building line not less than 20 ft. glazed with 1/4-inch plate glass, protected with wire guards above and below; that any ramps shall be set back from East 49th street building line not less than 10 ft., and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

302-29-BZ.

APPLICANT—McCooley & Conroy, for John Sklar Holding Co., Inc., owner.

SUBJECT—Application for reopening—extension of time to obtain permits and complete work—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—146-156 East 98th street, northwest corner of Winthrop street, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(302-29-BZ)

WHEREAS, McCooley & Conroy, for John Sklar Holding Co., Inc., owner, filed, May 3, 1929, an application, under the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 146-156 East 98th street, northwest corner of Winthrop street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 26, 1929, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 98th street is in a business district; Rockaway parkway and Winthrop street are in a residence district, and Union street and Blake avenue are in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 18, 1929 (re App. No. 5777-1929), reads:

"Proposed garage for more than five cars to be located partly in a business use and partly in a residential district is contrary to Art. II, Sec. 3 and 4-a of the Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 100 ft. on East 98th street and 120 ft. on Winthrop street; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board has in six prior actions granted garages on this same street front and abutting properties; and

WHEREAS, the board's action has been sustained in the Special Term and Appellate Division, the board believes, under section 21, that the surrounding circumstances justify the granting of this application in view of its former actions on abutting and contiguous actions for the same and similar use; and

WHEREAS, the board, under date of July 26, 1929, did grant a variation on this property and stipulated certain conditions, among which was one that all permits required should be obtained within six months and all work involved completed within one year from the date of the board's action; and

WHEREAS, a writ of certiorari on which the board was sustained by the Supreme Court prevented the applicant from obtaining permits and completing the work within the time stipulated by the board in its original resolution, and applicant requested a further extension of time, and now requests a further extension for reasons stated in letter of December 5, 1931.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed in height one story above grade and shall be constructed fireproof; that the rear and gable walls shall be unpierced throughout their entire height and length; that the exterior of the walls on the street fronts shall be finished with light-colored face brick with dark-colored brick trim at all openings or natural stone or architectural terra cotta trim; that a water table not less than 18 in. in height shall be installed on the Winthrop street front; that there shall be no vehicular opening on the Winthrop street front; that any door opening installed on the Winthrop street front shall not exceed a width of 3 ft. 8 in.; that there shall be no door opening within the residence use area on the Winthrop street front; that the parapet wall on the street front shall be not less than 6 ft. above the roof grade with pediments on the course of the front of attractive architectural design; that there shall be no signs or advertising of any nature or description displayed on the Winthrop street front; that no roof signs shall be erected; that no vehicular opening shall be installed on the 98th street front within 25 ft. of the Winthrop street corner; that there shall be installed not less than six skylights in the roof, glazed with plain glass and protected with wire guards above and below; that there shall be no portable gasoline tanks operated outside of the premises; that any advertising displayed on the 98th street front shall be limited to one projecting electric sign, indicating the name and title of the business conducted on the premises; that all permits required shall be obtained within six months and that all work involved shall be completed within one year from June 1, 1932.

Adjourned 1.45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY, DECEMBER 15, 1931, 2 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

439-31-A.

APPELLANT—Gretsch Building Number Four, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—54-82 Broadway, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 18, 1931, at 2 p. m., on written request of appellant.

456-31-A.

APPELLANT—Waid & Corbett, for Metropolitan Life Insurance Co., owner.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—11-25 Madison avenue, 324-342 Fourth avenue, 38-60 East 25th street and 1-33 East 24th street, Manhattan.

APPEARANCES—

For Appellant: H. W. Corbett.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Laid over for full vote of the board; no date set.

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell and Commissioners Holland and Guilfoyle..... 3

Negative: Assistant Chief McElligott..... 1

Absent ..... 0

457-31-A.

APPELLANT—Fred A. Muschenheim, lessee.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—1507-1517 Broadway, Manhattan.

APPEARANCES—

For Appellant: Thomas M. Healy and Arthur C. Whiting.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(457-31-A)

WHEREAS, Fred A. Muschenheim, owner, filed, September 16, 1931, an appeal from an order of the fire commissioner, affecting premises 1507-1527 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 28, 1931 (re Order No. 68582-F), reads:

“(g) Provide pressure reducers on all hose outlet valves where the pressure exceeds 50 lbs. per square inch.”;

and

WHEREAS, the building is fireproof, eleven stories in height, 200 ft. by 286 ft. in area; OCCUPIED as a hotel; and

WHEREAS, the appellant claims the building was erected in 1904; it has been used constantly as a hotel, reinspected many times and all orders issued against the premises have been complied with; the local fire department has found no trouble in handling the hose; the pressure in standpipes at sub-basement is eighty-two pounds; furthermore, the appellant contends that if it were necessary to reduce the water pressure it may be controlled by the valve at each hose outlet; and

WHEREAS, the building has been occupied under its present existing standpipe conditions since the time of its erection and was remodeled and approved by the fire department in 1917, at which time the requirements for the pressure was not to exceed eighty pounds; and

WHEREAS, the greatest pressure under the existing flow conditions in the sub-basement is seventy-five pounds.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that there shall be maintained a trained fire brigade satisfactory to the fire department with twenty-four-hour service at all times; that the building shall be not increased in height or area, and that the standpipe system shall comply with the rules in all other respects.

435-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Tabriz Renovating Co., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—876-878 Broadway, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(435-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Tabriz Renovating Co., owner, filed, September 5, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 876-878 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 23, 1931 (Order No. 85520-F), reads:

“1. Install an approved standpipe system in accordance with the rules of the Board of Standards and Appeals and Sections 580-1, Ch. 5, Code of Ordinances.”; and

WHEREAS, the decision of the fire commissioner, rendered August 17, 1931, reads:

“This will reply to your letter of August 6th, 1931, in which you state you have been retained by the owners of the premises to file an appeal with the Board of Standards and Appeals in connection with violation orders No. 85518-LD and No. 85520-F, but owing to the fact that the orders are more than 20 days old the Board has declined to accept this case, requesting that we rescind these orders of a later date.

“You are advised that your request to rescind both these orders are denied.”;

and

WHEREAS, the building was erected in 1883, is non-fireproof, six stories (95 ft. 9 in.) in height, 41 ft. 5½ in. by 87 ft. 6 in., irregular, in area; OCCUPIED: cellar, boiler room, stock of rugs, 1 person; 1st story, office, receiving and shipping of rugs, 9 persons; 2nd story, stock and repairing rugs, 2 persons; 3rd story, stock of rugs, no persons; 4th story, storage of rugs, no persons; 5th story, stretching of



# MINUTES

rugs, no persons; 6th story, manufacture of umbrellas, 16 persons; and

WHEREAS, appellant contends that the occupancy of the building is non-hazardous and that the floor area is small and the building is adequately provided with exits; and

WHEREAS, the building was erected in 1883 and the order for the standpipe system predicated on the height, which is approximately 10 ft. over what is permitted under the standpipe rules.

Resolved, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that there shall be installed in the loft on the sixth story two forty-gallon chemical fire extinguishers; that there shall be installed in the balance of the building, including the top story, such other fire appliances as shall be required by the fire department; that the building shall be not increased in height or area; that the use and occupancy shall remain substantially unchanged.

449-31-A.

APPELLANT—The American Sugar Refining Co., owner.  
SUBJECT—Appeal from orders of the fire commissioner.  
PREMISES AFFECTED—317-321 Kent avenue and 29-47 South 4th street, Brooklyn.

APPEARANCES—

For Appellant: H. B. Carpenter.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(449-31-A)

WHEREAS, The American Sugar Refining Co., owner, filed, September 11, 1931, an appeal from orders of the fire commissioner, affecting premises 317-321 Kent avenue and 29-47 South 4th street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated August 22, 1931, read:

“Order No. 88525-F:

“Install an approved standpipe system in accordance with the rules of the Board of Standards and Appeals. Secs. 580-581, Art. 28, Ch. 5, Code of Ordinances.”;

and

“Order No. 88527-LF:

“Close and lock or securely board up all doors, windows and other openings in the basement and 1st story of the building on the above premises, so as to provide against unauthorized persons entering the same. Sec. 776, Greater New York Charter.

“I am sure it is your desire to reduce the fire risk in your premises to a minimum and that by compliance with the above special direction you will cooperate with this Department in its endeavor to reduce the number of preventable fires in this city.”;

and

WHEREAS, the premises consist of a plot of ground, 320 ft. by 158 ft. and 180 ft. in depth, upon which is erected five non-fireproof buildings, one, three, six and eight stories (20 ft. to 135 ft.) in height; unoccupied except the three-story building; OCCUPIED (three-story building): basement, clinic; 1st story, office and dressing room; 2nd and 3rd stories, storage for machinery; and

WHEREAS, the appellant claims the standpipe order affects three of the buildings; they were originally erected in 1880, 1908 and 1914 for use as filter houses in the manufacture of sugar products until 1923; they have been entirely out of use ever since, unoccupied, closed and under watchmen's guard; the owner does not intend to resume the use of the

buildings and is considering the matter of tearing them down; the entire group of buildings are rated as fireproof in the bureau of buildings; they are also separated from other buildings in the block at east with a fire wall extending from South 3rd street to South 4th street; furthermore, the appellant contends there is no existing fire hazard, and to comply with the orders would cause a large expenditure and an unnecessary hardship; and

WHEREAS, the premises under appeal, consisting of three buildings known as Filter Houses Nos. 1, 4 and 5, erected between 1880 and 1914, are now vacant and unoccupied; and

WHEREAS, the entire buildings under appeal are fireproof.

Resolved, that the order of the fire commissioner, No. 88525-F, be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the buildings shall remain vacant and unoccupied; that a fire wall on the easterly side of Filter House No. 5 shall be maintained and said fire wall to extend from South 3rd street to South 4th street; that the buildings shall be not increased in height or area; that such signs as shall be required by the fire department shall be posted either inside or on the face of the buildings indicating the condition of the floor area within the buildings, and that the appeal as to Order No. 88527-LF be and it hereby is *denied*.

454-31-A.

APPELLANT—Edward P. Doyle, for Colonel Realty Corp., owner.

SUBJECT—Appeal from orders of the fire commissioner.  
PREMISES AFFECTED—16-18 East 40th street and 13 East 39th street, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(454-31-A)

WHEREAS, Edward P. Doyle, for Colonel Realty Corp., owner, filed, September 16, 1931, an appeal from orders of the fire commissioner, affecting premises 16-18 East 40th street and 13 East 39th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated August 27, 1931, read:

“Order No. 88576-F:

“1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Secs. 580-581, Ch. 5, Code of Ordinances and rule 91 of the Board of Standards and Appeals.”;

and

“Order No. 88577-F:

“1. Arrange the standpipe system to conform to the requirements of the rules of the Board of Standards and Appeals and comply with the following orders:

“a. Relocate valve of hose outlet of standpipe system, so that the wheel controlling same is within 6 ft. 6 in. of stair landing, or within 6' 6" of steps that are within 2' of the standpipe riser.”;

and

WHEREAS, the building is fireproof, twelve stories and pent house in height, 51 ft. frontage on 40th street, extending 197 ft. 6 in. through the block with 24 ft. frontage on 39th street; OCCUPIED for the wholesale of rugs, jewelry and silk, not more than fifteen persons per story; EQUIPPED with a standpipe system consisting of two rising lines fed from a 7,000-gallon house supply tank, 3,500 gallons reserved for standpipe lines; and



# MINUTES

WHEREAS, the appellant claims the building was erected in 1911; the bottom of the house tank is 8 ft. 10' in. above hose outlet in pent house and 20 ft. above hose outlet in 12th street; that the distance from floor level to wheel of hose valves ranges from 5 ft. 2 in. to 6 ft. 11½ in. on 40th street side and from 6 ft. ½ in. to 6 ft. 8½ in. on 39th street side; furthermore, the appellant contends the present standpipe system has been accepted by the departments having jurisdiction; the area of the building is small and the occupancy is non-hazardous; and

WHEREAS, the building was erected in 1911, at which time the present standpipe system was installed and apparently accepted by the departments having jurisdiction thereof.

*Resolved*, that the order of the fire commissioner, No. 88576-F, be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the standpipe gravity tank above the hose outlet in the pent house story, *on condition* that such elevation shall be not less than approximately 8 ft. 10 in.; that the hose in the pent house shall be equipped with ½-inch nozzles, and that the building shall be not increased in height or area, and *withdrawn* as to Order No. 88577-F.

429-31-A.

APPELLANT—National City Realty Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—13-17 East 42nd street and 316-330 Madison avenue, northwest corner, Manhattan.

APPEARANCES—

For Appellant: Jerome G. Young.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(429-31-A)

WHEREAS, National City Realty Corp., owner, filed, September 1, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 13-17 East 42nd street and 316-330 Madison avenue, northwest corner, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 11, 1931 (re Order No. 84166-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sec. 531, Ch. 5, Code of Ordinances and rule 91 of the Board of Standards and Appeals."

and

WHEREAS, the decision of the fire commissioner, rendered August 24, 1931, reads:

"This will reply to your letter of August 4th, 1931, regarding Order No. 84106-F, in which you state that the order did not reach you until 20 days after the appealing time had elapsed for the above reason your application for appeal to the Board of Standards and Appeals was rejected, requesting extension on the particular violation so that your appeal may be applied in the proper form.

"You are advised that your request for extension of time on violation No. 84106-F must be denied."

and

WHEREAS, the building is fireproof, fifteen stories in height, 200 ft. 10 in. by 117 ft. and 121 ft., irregular, in depth; OCCUPIED for banking and office purposes, not

more than 150 persons per story; EQUIPPED with a standpipe system fed from a house supply tank of 8,000 gallons capacity with 3,500 gallons reserved for standpipe lines; and

WHEREAS, the appellant claims the building was originally erected in 1859 as a hotel, reconstructed into an office building in 1921, at which time the present water tank was installed; the bottom of the tank is 30 ft. above the hose outlet in top story and 12 ft. above hose outlet in pent house which is used only for storage purposes; the building is also equipped with two forty horsepower fire pumps connected with the fire alarm system and about 150 two-gallon chemical fire extinguishers; furthermore, the appellant contends to comply with the order would cause a large expense without accomplishing the desired results; and

WHEREAS, the building was erected in 1859 and reconstructed to an office building in 1921; and

WHEREAS, at the time of the alteration plans were filed with the fire department and approved for the present standpipe system and present elevation of the tank supplying the standpipe system.

*Resolved*, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the storage tank for the standpipe supply above the hose outlet in the pent house story, *on condition* that such elevation shall be not less than 11 ft.; that the use of the pent house causing the basis of this order shall be confined to locker use for the employees of the building; that such additional fire-fighting appliances as shall be required by the fire department shall be installed in the pent house; that the standpipe hose in the pent house story shall be equipped with ½-inch nozzles; that the building shall be not increased in height or area, and that the use and occupancy shall remain substantially unchanged.

## PETITIONS FOR VARIATIONS.

440-31-S.

PETITIONER—Michael Margolin, for Greater Industrial Corp., owner.

SUBJECT—Variation of the labor law, as cited in an order of the fire commissioner.

PREMISES AFFECTED—160-178 Jay street, 97-195 High street and 84-94 Sand street, Brooklyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 8, 1932, at 2 p. m. No appearances.

469-31-S.

PETITIONER—Sheder Realty Corp., owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—141-145 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: Leonard Klaber.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 19, 1932, at 2 p. m., pending amendment to labor law.

639-30-S.

PETITIONER—Henry I. Oser, for Central Zone Building, Inc., owner.

SUBJECT—Application for reopening—restoration to Calendar, having been previously withdrawn—re Variation of the labor law, as cited in an order of the fire commissioner.

PREMISES AFFECTED—305-313 East 45th street and 306-312 East 46th street, Manhattan.



# MINUTES

## APPEARANCES—

For Petitioner: Julius Lewis.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing January 19, 1932, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR HEARING—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

274-31-S.

PETITIONER—Croker Fire Prevention Corp., substituted for United Real Estate Owners Association, for The Wall Street Journal Building Co., owner.

SUBJECT—Application for reopening—modification—re Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—453-457 West 30th street, Manhattan.

## APPEARANCES—

For Petitioner: Sidney L. Straus.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing December 18, 1931, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR HEARING—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

461-31-S.

PETITIONER—John J. Gilmartin, for Millinery Towers, Inc., owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—49-57 West 37th street, Manhattan.

## APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

## THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(461-31-S)

WHEREAS, John J. Gilmartin, for Millinery Towers, Inc., owner, filed, September 21, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 49-57 West 37th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 30, 1931 (re Order No. 74950-LD), reads:

"Remove all partitions not built of incombustible material. Sections 263 and 270 of the Labor Law."

and

WHEREAS, the decision of the fire commissioner, rendered September 14, 1931, reads:

"In reply to your letter of September 2nd, 1931, requesting rescindment of order 74950-LD, affecting the above premises you are advised that your request must be denied."

and

WHEREAS, the building is fireproof, eighteen stories in height, 103 ft. by 98 ft. 9 in. in area; OCCUPIED as a tenant factory, seventy persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, the petitioner claims that all partitions built of combustible materials have been removed from the building with the exception of those on the third story; these partitions enclose the ladies' dressing room, a portion of the showroom and separate working spaces; the tenant has refused the owner admittance for the purpose of removing the partitions; furthermore, the owner proposes to comply with the order at the expiration of the tenant's lease, February 1, 1932.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted on condition that all partitions of incombustible material shall be removed before February 1, 1932, and the labor law shall be complied with in all other respects.

455-31-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for H. S. Tavshanjian, Inc., owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—34-01 to 34-17 64th street, southeast corner of 34th avenue, Woodside, Borough of Queens.

## APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

## THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(455-31-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for H. S. Tavshanjian, Inc., owner, filed, September 16, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 34-01 to 34-17 64th street, southeast corner of 34th avenue, Woodside, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 23, 1931 (re Order No. 83526-LD), reads:

"Arrange iron bars on all windows on all sides of building, 1st and 2nd stories, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of the Labor Law."

and

WHEREAS, the decision of the fire commissioner, rendered August 28, 1931, reads:

"In reply to your letter of August 24, 1931, advising that you have been retained by the owners to appeal from the requirements of Order 83526-LD and that you are unable to do so due to the fact that the Bd. of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued. Therefore your request is denied."

and

WHEREAS, the building is non-fireproof, one and two stories in height, 195 ft. by 99.70 ft. and 161.11 ft., irregular, in depth; OCCUPIED: 1st story, dyeing yarns, 39 persons; 2nd story, storage, no occupancy; EQUIPPED



# MINUTES

with a sprinkler system and a standpipe system; EXITS: an interior wooden stairway, extending from the first story to second story, enclosed in terra cotta block partitions, with fireproof doors at openings; and

WHEREAS, the petitioner claims there are fifty-one windows on the first story and sixteen windows on the second story which have been barred for burglar protection; these windows are of steel sash with lights of glass about 13½ in. by 19 in. which fact would prevent the same being used as egress; there are eight doorways leading to the street or open yard from the first story and the second story is used for storage only; furthermore, the petitioner proposes to arrange the bars on every fourth opening to be movable as required and to maintain the fixed bars on the balance of the windows.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted on condition that the second story shall be maintained only as a stock-room, prohibiting any occupancy; that of the windows in the second story, one window on the Rowan street front, two windows on the southerly building line and one window on the westerly side of the northerly building line shall, if equipped with bars, be equipped as required under the law; as to the first story, granted on condition that every fourth window, starting from the stairway, shall be equipped as required under the law, the windows to be designated by the fire department; that the building shall not be increased in height or area, and the requirements of the labor law shall be complied with in all other respects.

432-31-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Mundet Cork Corp., owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—50-56 South 11th street and 495-497 Wythe avenue, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(432-31-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Mundet Cork Corp., owner, filed, September 3, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 50-56 South 11th street and 495-497 Wythe avenue, Borough of Brooklyn; and

WHEREAS the order of the fire commissioner, dated July 2, 1931 (re Order No. 86616-LD), reads:

"Inspection shows the following to be necessary to make the above premises comply with the requirements of the Labor Law:

"1. Enclose the interior stairway at the east and at the west side of the building in partitions of fire resisting material extending from cellar to 3' above roof, all openings to be protected with approved fire doors, as per Sec. 271 f the Labor Law.

"2. Provide a scuttle opening in roof 2' x 3' same to be located within stairway enclosure at west side of building with a stationary double rung ladder leading to said scuttle as per rules of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered August 14, 1931, reads:

"In reply to your letter of August 6, 1931, advising that you have been retained by the owners to appeal from the requirements of order 86616-LD issued July 2, 1931, and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued. Therefore your request is denied.";

and

WHEREAS, the building, erected in 1900, is non-fireproof, six stories in height, 44 ft. 6 in. by 176 ft. 6 in. in area; OCCUPIED: cellar, storage of cork, no persons; 1st story, shipping cases and cork, 3 persons; 2nd story, packing bottle crowns, 6 persons; 3rd story, storage of bottle crowns, no persons; 4th story, shipping and packing, 3 persons; 5th story, manufacture of cork life rings and preservers, 10 persons; 6th story, storage of cork, no persons; EQUIPPED with a sprinkler system; EXITS: two interior wood stairways, extending from the first story to top story, enclosed in wood board partitions on the first to fifth stories and open on the basement and sixth stories, with wood doors at openings; ROOFS of adjoining buildings: to south, two stories lower; to north, two, four and five stories lower; to east, three stories lower; and

WHEREAS, petitioner contends that the order was issued due to the fact that the building is a factory and is six stories in height, but that the sixth story is used only for storage and has no occupants; petitioner contends, further, that there is located adjacent to the east stairway a double-rung iron ladder leading to a 2 ft. by 3 ft. scuttle in the roof, and proposes to provide at the westerly stairway a similar ladder to a 2 ft. by 3 ft. roof scuttle; and

WHEREAS, the building is six stories in height, the sixth floor being unoccupied except for the storage of the material cork used in the conduct of the business in the balance of the building; and

WHEREAS, if the building were but five stories in height the present order under present occupancy would not lie.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted on condition that the stairs, both east and west, be enclosed from the first story to 3 ft. above roof on the loft side, said enclosure to be fire-retarded in accordance with the rules of the board of standards and appeals and equipped with self-closing, fireproof doors at openings; the occupancy shall be limited to not more than nineteen persons above the first story and no occupancy shall be permitted on the top or sixth story; the building shall not be increased in height or area, and the labor law shall be complied with in all other respects, and denied as to Item No. 2 of Order No. 86616-LD.

## APPLIANCES SUBMITTED FOR APPROVAL.

198-31-SA.

PETITIONER—Brooklyn Domestic Engineering Corp., for Silent Champion Engineering Corp., owner.

SUBJECT—Silent Champion Oil Burner, Model D, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |



# MINUTES

444-31-SA.  
PETITIONER—Marine Oil Corp. for Goodrich Oil Burner Corp., owner.  
SUBJECT—Goodrich Oil Burner, Models G-0, G-1, G-2 and G-3, approval of.

APPEARANCES—  
For Petitioner: None.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Report of fire department adopted; appliance approved in accordance therewith.

THE VOTE TO APPROVE APPLIANCE—  
Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4  
Negative ..... 0  
Absent ..... 0

THE RESOLUTION—  
(444-31-SA)  
WHEREAS, Marine Oil Corp., for Goodrich Oil Burner

Corp., owner, filed, September 10, 1931, a petition with the board of standards and appeals for approval of their device known as the Goodrich Oil Burner, Models G-0, G-1, G-2 and G-3; and

WHEREAS, this device was submitted to the fire department for test and report, and the report of the chief of the bureau of fire prevention dated December 9, 1931, recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Goodrich Oil Burner, Models G-0, G-1, G-2 and G-3, for domestic and commercial use when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention.

Adjourned 5.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

## PUBLIC HEARING

### PROPOSED AMENDMENTS TO FACTORY EXIT RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, January 15, 1932, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to Factory Exit Rules.

Matter in *italics* is new.

[64-27-SR]

Rule 10. Storage of Combustible Material Within Factory Stairway Enclosures.

In all factory buildings no articles or wares of any nature

shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.

*But this shall not prohibit the erection and maintenance of a stand constructed entirely of metal and polished wire glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. The stand shall be set back at least eighteen (18) inches from the line of travel of the required legal width of exit.*

## APPROVED APPLIANCES

### FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

| Name of Pump                                                 | Calendar No. | Name of Pump                                      | Calendar No. |
|--------------------------------------------------------------|--------------|---------------------------------------------------|--------------|
| American Marsh Duplex.....                                   | 638-25-SA    | Leiman Rotary .....                               | 95-24-SA     |
| American Marsh Simplex.....                                  | 639-25-SA    | Marsh Fuel Oil Pump.....                          | 1050-23-SA   |
| Autopulse Electric Fuel Oil Pump.....                        | 215-31-SA    | McGowan Horizontal Duplex Fuel Oil Pump..         | 936-23-SA    |
| Ballard Duplex Electric Driven Pump Set....                  | 1413-22-SA   | M. D. Rotary.....                                 | 52-27-SA     |
| Beach Russ Co. Rotary.....                                   | 1134-22-SA   | Milwaukee Piston Rotating Port Pump.....          | 763-25-SA    |
| Blackmer Rotary .....                                        | 935-24-SA    | Monroe Oil Pump.....                              | 658-26-SA    |
| Blake & Knowles Horizontal Simplex Piston Pattern Pump ..... | 372-21-SA    | Northern Rotary .....                             | 1396-24-SA   |
| Century Rotary .....                                         | 908-21-SA    | Pascoe Pump Set.....                              | 1029-26-SA   |
| Cook Electric Oil Pump.....                                  | 603-25-SA    | Quimby Screw Pump.....                            | 1193-21-SA   |
| Davidson .....                                               | 590-21-SA    | Ray Rotary .....                                  | 588-25-SA    |
| Dean Bros. Durable Duplex.....                               | 840-22-SA    | Rotary Pressure Pump.....                         | 1060-25-SA   |
| Deming Double Oscillating Force Pump.....                    | 458-27-SA    | Rotary Vacuum Pump.....                           | 513-25-SA    |
| Deming Fuel Oil Pump.....                                    | 298-31-SA    | Tate-Jones .....                                  | 492-21-SA    |
| Enterprise Oil Pump.....                                     | 11-28-SA     | Teesdale Automatic Booster Fuel Oil Pump..        | 1279-25-SA   |
| Exeter Rotary .....                                          | 507-22-SA    | Tuthill Model B Fuel Oil Pump.....                | 60-28-SA     |
| Goulds Hand Rotary.....                                      | 1133-25-SA   | Union Steam Pump for Fuel Oil.....                | 705-30-SA    |
| Goulds Rotary Oil Pump.....                                  | 437-31-SA    | Viking .....                                      | 438-21-SA    |
| Goulds Triplex Plunger.....                                  | 257-22-SA    | Warren Oil Pump.....                              | 1169-23-SA   |
| Hardinge Fuel Oil Pump.....                                  | 813-25-SA    | Wayne Oil Pump & Fan Set.....                     | 1155-25-SA   |
| Kinney Rotating Plunger Pump.....                            | 503-24-SA    | Worthington Duplex Double-Acting Steam Pump ..... | 184-22-SA    |
| Kraissl Fuel Oil Pump.....                                   | 60-28-SA     | Worthington Show Model Duplex.....                | 194-22-SA    |



# RULES

## FIRE RETARDING RULES FOR GARAGES, ETC.

Adopted by the Board of Standards and Appeals August 30, 1917; Amended November 1, 1917, and Feb. 3, 1922.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and all selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth ( $1/200$ ) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations

**Rule 3. Floor Covering.** Any one of the following forms of construction shall be accepted as fire-retarding

(a) Seven-eighths ( $7/8$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $1/4$ ) of one (1) per cent of steel mesh.

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $1/2$ ) inch plaster boards, or three-eighths ( $3/8$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ( $1/4$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $3/4$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $3/4$ ) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $7/8$ ) inch wood sheathing, one-half ( $1/2$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $7/8$ ) inch wood sheathing, two thicknesses of one-quarter ( $1/4$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one inch lapped seams.



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### Rules.

281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

### Administrative Applications.

29-27-A—39 Fifth avenue, Manhattan.  
30-27-A—13-16 Central Park West, Manhattan.  
31-27-A—20-28 West 72nd street, Manhattan.  
32-27-A—242-248 West 76th street, Manhattan.  
26-30-A—46 West 98th street, Manhattan.  
37-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

### Appliances Submitted for Approval.

193-21-SA—Quimby Screw Pump, approval of.  
610-22-SA—Crocker Gas Valve, approval of.  
799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
124-23-SA—Master Gas Shut-Off Valve, approval of.  
125-23-SA—Packless Gas Shut-Off Valve, approval of.  
127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
443-23-SA—Automatic Gas Shut-Off, approval of.  
525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)  
246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
550-23-SA—Apex Gas Cut-Off Valve, approval of.  
755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
264-25-SA—Koerting Gear Pump, approval of.  
187-27-SA—Keenan Gas Shut-Off Valve, approval of.  
537-27-SA—Leader Gas Shut-Off Valve, approval of.  
814-27-SA—Elkhart Flush Type Siamese, approval of.  
162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.  
213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.  
712-28-SA—Alert Gas Shut-Off Valve, approval of.  
958-28-SA—N. D. T. Fire Gong Control Panels, approval of.  
42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.  
210-29-SA—A Diamond "S" 250 lbs. 2½-inch Angle Globe Water Hose Valve, approval of.  
380-29-SA—Kennedy 2½-inch Hose Outlet Valve, Type "A," approval of.

195-30-SA—Simplex Water Pressure Reducing Valve, approval of.  
260-30-SA—Scranton Steam Pumps, approval of.  
359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.  
568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.  
730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.  
32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.  
40-31-SA—Petro Oil Burner, Models D-10 to D-15, approval of.  
125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.  
137-31-SA—Can't Pull Anti-Syphon Trap, approval of.  
224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.  
250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.  
251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.  
354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.  
396-31-SA—Schwarze Single Stroke Bells for Fire Alarm Duty, No. 37-A and No. 37-D, approval of.  
451-31-SA—Petro Model T Oil Burner, approval of.  
470-31-SA—Todd Spiro Burner, approval of.  
479-31-SA—Bettendorf High Pressure Oil Burner, approval of.  
491-31-SA—Superfex Oil Burning Heater, approval of.  
513-31-SA—Autopulse Electric Oil Pump, Model 600, approval of.  
520-31-SA—Gilbert & Barker Junior Flexible Flame Domestic Oil Burner, approval of.  
530-31-SA—Fano-Flame Oil Burner, approval of.  
532-31-SA—Remington Domestic Oil Burner, Type B, approval of.  
534-31-SA—Page Fuel Burner, approval of.  
536-31-SA—Standard Automatic Oil Burner, Type 14-G, approval of.  
537-31-SA—Standard Automatic Oil Burner, Type 11-G, approval of.  
541-31-SA—DeWalt Oil Burner, approval of.  
548-31-SA—National Airol Type D-R Rotary Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## PUBLIC HEARING

### PROPOSED AMENDMENT TO NOTICE PUTTING INTO EFFECT THE ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS (ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE AUGUST 26, 1918; REVISED MAY 13, 1919, and JUNE 12, 1931.)

[240-19-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Tuesday, December 22, 1931, at 4 p. m., Room 1013, Municipal Building, on proposed amendment to notice putting into effect the Elevator Rules.

Matter in *italics* new matter. Matter in brackets [ ] old matter to be omitted.

In connection with the elevator rules adopted June 12, 1931, the board voted that all present installations where complying with the revised rules in whole or in part may be approved by the superintendent of buildings on and after July 2, 1931, and that thereafter until December 12, 1932, [1931], it is optional on the part of owners to comply with either the revised or old rules, the revised rules not becoming mandatory until December 12, 1932.



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 31, 1930.....       | 417  |
| Cases filed up to December 16, 1931.....   | 598  |
| Restored to calendar.....                  | 102  |
| MISCELLANEOUS APPLICATIONS.                |      |
| Requests to reopen.....                    | 320  |
| Requests to amend.....                     | 14   |
| Requests for modification.....             | 106  |
| Requests to rescind.....                   | 4    |
| Requests for extension of time.....        | 61   |
| Requests for extension of permit.....      | 7    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 13   |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 4    |
| Total .....                                | 1647 |
| Disposed of .....                          | 1308 |
| Cases pending December 16, 1931.....       | 339  |

## DISPOSITION OF CASES.

|                                                     |      |
|-----------------------------------------------------|------|
| Withdrawn .....                                     | 100  |
| Dismissed .....                                     | 44   |
| Denied .....                                        | 150  |
| Granted .....                                       | 5    |
| Granted on condition.....                           | 382  |
| Appliances approved .....                           | 59   |
| Appliances dismissed, disapproved or withdrawn..... | 29   |
| Rules approved.....                                 | 8    |
| Rules disapproved, rescinded or withdrawn.....      | 1    |
| MISCELLANEOUS ACTIONS.                              |      |
| Requests to reopen granted.....                     | 263  |
| Requests to reopen denied.....                      | 50   |
| Requests to amend granted.....                      | 14   |
| Requests to amend denied.....                       | 0    |
| Requests for modification granted.....              | 83   |
| Requests for modification denied.....               | 23   |
| Requests to rescind granted.....                    | 4    |
| Requests to rescind denied.....                     | 0    |
| Requests for extension of time granted.....         | 60   |
| Requests for extension of time denied.....          | 1    |
| Requests for extension of permit granted.....       | 6    |
| Requests for extension of permit denied..           | 1    |
| Requests to install granted.....                    | 0    |
| Requests to install denied.....                     | 1    |
| Plans approved.....                                 | 13   |
| Plans disapproved.....                              | 0    |
| Administrative requests granted.....                | 0    |
| Administrative requests denied or withdrawn.....    | 0    |
| Interpretations .....                               | 4    |
| Requests withdrawn or dismissed.....                | 7    |
| Total .....                                         | 1308 |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth*, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

## BOARD OF STANDARDS AND APPEALS

Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for....., 1932.



352.05

NEW

## BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

Vol. XVI

Subscription  
\$2.50 a year

DECEMBER 29, 1931

Single Copies, 5 cents  
By mail, 7 cents

No. 52

## DIRECTORY

## BOARD OF STANDARDS AND APPEALS

HENRY L. CONNELL

Temporary Chairman

JAMES P. HOLLAND

JOHN GUILFOYLE

ASSISTANT CHIEF JOHN J. McELIGOTT

WILLIAM J. O'GORMAN, *Secretary*EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 2-0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board

## CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, December 18, 1931, 10 A. M.

Minutes of Special Meeting, December 18, 1931, 2 P. M.

Minutes of Regular Meeting, December 22, 1931, 10 A. M.

Minutes of Regular Meeting, December 22, 1931, 2 P. M.

Minutes of Special Meeting, December 22, 1931, 4 P. M.

Rules for Testing Wood.

Approved Fuel Oil Pumps.

Approved Burners for Domestic and Commercial Use.

Approved Burners for Industrial Use.

Reserve Calendar.

Notice of Public Hearing on Proposed Amendments to Factory Exit Rules.

Progress Report.

## PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

## HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, December 29, 1931, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, January 5, 1932, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

## NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intent to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the subject of the appeal.

Appeals, applications will be simplified and disposition will conforming to these directions.

Temporary Chairman.



# CALENDAR

## DOCKET.

*New Cases Filed up to December 23, 1931.*

| <i>Cal. No.</i>              | <i>Department.</i> | <i>Premises Affected.</i>                                                         |
|------------------------------|--------------------|-----------------------------------------------------------------------------------|
| 608-31-A.....                | F.D.....           | 318-330 Grand st., Bklyn.,<br>F-88225                                             |
| 607-31-BZ.....               | B.B.Q....          | Northeast corner of Rocky Hill<br>rd. & 239th st., Bellrose, Q.,<br>N. B. 5911-31 |
| 606-31-BZ.....               | B.B.Q....          | Southwest corner of Main st.<br>& Nassau blvd., Flushing, Q.,<br>N. B. 5914-31    |
| 605-31-BZ.....               | B.B.Q....          | Southwest corner of Main st. &<br>Nassau blvd., Flushing, Q.,<br>N. B. 5912-31    |
| 604-31-BZ.....               | B.B.Q....          | Northwest corner of Main st.<br>& Nassau blvd., Flushing, Q.,<br>N. B. 5913-31    |
| 603-31-BZ.....               | B.B.Q....          | 57-54 73rd pl., Maspeth, Q.,<br>Alt. 6656-31                                      |
| 602-31-BZ.....               | B.B.Q....          | Northwest corner of 51st st. &<br>Queens blvd., Woodside, Q.,<br>N. B. 5991-31    |
| 601-31-A.....                | F.D.....           | 151-155 E. 128th st., Man.,<br>L. C. 66192                                        |
| 600-31-SA.....               | F.D.....           | Easternoil Automatic Oil Burner,<br>Appliance                                     |
| 599-31-BZ.....               | B.B.B....          | 237-239 Nostrand ave., Bklyn.,<br>Appl. 10151-31                                  |
| <i>Restored to Calendar.</i> |                    |                                                                                   |
| 419-31-S.....                | F.D.....           | 2228-2236 Broadway, Man.,<br>L. D. 86253                                          |
| 330-29-BZ.....               | B.B.Q....          | Southwest corner of Kissena<br>blvd. & Vleigh rd., Flushing,<br>Q., N. B. 2449-29 |
| 391-31-A.....                | F.D.....           | 461 W. 125th st., Man.,<br>F-82933                                                |
| 64-27-SR.....                |                    | Factory Exit Rules,<br>For Amendment                                              |

## CODE

|             |                                |
|-------------|--------------------------------|
| F.D.....    | Fire Department                |
| H.D.....    | Health Department              |
| B.B.B.....  | Bureau of Buildings, Brooklyn  |
| B.B.M.....  | Bureau of Buildings, Manhattan |
| B.B.Q.....  | Bureau of Buildings, Queens    |
| B.B.R.....  | Bureau of Buildings, Richmond  |
| B.B.Bx..... | Bureau of Buildings, Bronx     |
| T.H.D.....  | Tenement House Department      |

## CALL OF CLERK'S CALENDAR

**TUESDAY, DECEMBER 29, 1931, AT 2 P. M.**

*Building Zone Cases.*

661-30-BZ.  
APPLICANT—Charles Shankroff, for David H. Yeoman  
and Pauline S. Sparrow, owners.  
PREMISES—2045-2071 54th street, Brooklyn.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT in a residence district the erection and main-  
tenance of a garage for more than five (5) motor  
vehicles and a motor vehicle repair shop.

423-31-BZ.

APPLICANT—Nathan Rotholz, for Constantin Wagner.  
owner.  
PREMISES—2481-2487 Broadway and 251 West 92nd  
street, northwest corner, Manhattan.  
APPLICATION, under section 7b of the building zone  
resolution,  
TO PERMIT in a residence district, extending from a  
business district, the maintenance of a tailor shop.

442-31-BZ.

APPLICANT—William V. McDevit, for M. Palace, owner.  
PREMISES—305-311 New Dorp lane, east side, 120 ft.  
north of Clawson avenue, Borough of Richmond.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT in a business district the erection and main-  
tenance of a gasoline service station.

510-31-BZ.

APPLICANT—Joseph M. Lonergan, for Port Richmond  
Poultry Co., Inc., owner.  
PREMISES—2020-2022 Richmond terrace and 2-8 Park ave-  
nue, southwest corner, Port Richmond, Borough of  
Richmond.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT in a business district the erection and main-  
tenance of a gasoline service station.

511-31-BZ.

APPLICANT—Weeks Avenue Construction Co., Inc.,  
owner.  
PREMISES—859-865 Gerard avenue and 62-72 East 161st  
street, southwest corner, The Bronx.  
APPLICATION, under section 7b of the building zone  
resolution,  
TO PERMIT in a residence district, extending from a busi-  
ness district, the maintenance of a business occu-  
pancy.

202-27-BZ.

APPLICANT—Blazius Wenzler, owner.  
PREMISES—80-17 Cooper avenue, northwest corner of  
Agnes place, Glendale, Borough of Queens.  
APPLICATION, under sections 7f and 21 of the building  
zone resolution,  
TO PERMIT in a residence district the maintenance of a  
building to be used as stores on the first story and  
as dwellings above (previously granted for a tem-  
porary permit; reopened for an extension of tem-  
porary permit July 7, 1931).

## CALL OF CLERK'S CALENDAR

**TUESDAY, JANUARY 5, 1932, AT 2 P. M.**

*Building Zone Cases.*

329-31-BZ.

APPLICANT—Jacob Leiman, for Samuel Meyerowitz  
owner.  
PREMISES—57-61 71st street, Maspeth, Borough of  
Queens.  
APPLICATION, under section 21 of the building zone  
resolution,  
TO PERMIT in a business district the extension of an  
existing business use (store).

489-31-BZ.

APPLICANT—Christian S. Juell, for Buena Vista Estates,  
Inc., owner.  
PREMISES—138-53 Northern boulevard, north side, 310 ft.  
east of Union street, Flushing, Borough of Queens.



# CALENDAR

APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and, also, a motor vehicle repair shop.

6-31-BZ.

APPLICANT—Robert Teichman, for Mary Jamieson, owner.

PREMISES—58 East 86th street, Manhattan.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of the present business use in part of an existing building.

9-31-BZ.

APPLICANT—Henry J. Nurick, for Samuel Nehemiah, owner.

PREMISES—53-55 Henry street and 84-90 Cranberry street, southeast corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a gasoline service station.

28-31-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for George W. Horr, owner.

PREMISES—70-52 Kissena boulevard, northwest corner of 70th road, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

29-31-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Louis Lafreniere, owner.

PREMISES—126-14 Merrick boulevard, northwest corner of 127th avenue, Springfield, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a gasoline service station.

66-31-BZ.

APPLICANT—Hyman & Segall, for T. & H. Construction Corp., owner.

PREMISES—119-01 to 119-03 Jamaica avenue, northeast corner of Lefferts avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

35-28-BZ.

APPLICANT—Celia Rosoff, owner.

PREMISES—516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied; reopened October 27, 1931).

60-30-BZ.

APPLICANT—James Kearney, for Florence L. Cruikshank, owner.

PREMISES—Northeast corner of Parsons boulevard and 84th road, North Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously dismissed for lack of prosecution; reopened and restored to Calendar December 15, 1931).

158-31-BZ.

APPLICANT—Joseph A. Walsh, for Ella Leshnowar, owner.

PREMISES—137-00 101st avenue and 101-01 Van Wyck boulevard, southeast corner, Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously dismissed for lack of prosecution; reopened and restored to Calendar December 15, 1931).

## JANUARY 5, 1932, 10 A. M.

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 5, 1932, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 571-30-BZ—Application, September 3, 1930; denied January 6, 1931; reopened October 14, 1931, under section 21 of the building zone resolution, of Joseph M. Loneragan, applicant, on behalf of Frank C. Colyer, lessee, to permit in a residence district the alteration and change of occupancy of the basement story of an existing apartment house from dwelling to business use (restaurant); premises 761-765 St. Mark's avenue and 123-147 New York avenue, northeast corner, Brooklyn.

CAL. NO. 303-30-BZ—Application, May 1, 1930; withdrawn October 7, 1930; reopened October 8, 1931, under section 21 of the building zone resolution, of Homack Construction Corp., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 117-01 Farmers boulevard and 189-14 Foch boulevard (Central avenue), southeast corner, St. Albans, Borough of Queens.

CAL. NO. 378-31-BZ—Application, July 29, 1931, under section 21 of the building zone resolution, of T. John McKee, applicant, on behalf of Maria Astarita, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 107-111 3rd place, north side, 100 ft. east of Court street, Brooklyn.

CAL. NO. 404-31-BZ—Application, August 18, 1931, under section 21 of the building zone resolution, of John Cipriano, applicant, on behalf of Lucy Cipriano and Lena Cipriano, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises



# CALENDAR

6413-6423 Fort Hamilton parkway and 949-957 65th street, northeast corner, Brooklyn.

CAL. NO. 431-31-BZ—Application, September 2, 1931, under section 21 of the building zone resolution, of Abraham H. Simon, applicant, on behalf of Amram Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2902-2924 Avenue H, southwest corner of Nostrand avenue, Brooklyn.

CAL. NO. 447-31-BZ—Application, September 11, 1931, under sections 7a and 21 of the building zone resolution, of Harry Korn, applicant, on behalf of Samuel Shore and Harry Korn, owners, to permit in a residence district the alteration and extension of a factory building and the extension of the existing business use; premises 296-300 Putnam avenue, south side, 300 ft. east of Nostrand avenue, Brooklyn.

CAL. NO. 497-31-BZ—Application, October 8, 1931, under section 7c of the building zone resolution, of Charles Schaefer, Jr., applicant, on behalf of William Hagedorn, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 2493 Valentine avenue and 226 Fordham road, southwest corner, The Bronx.

CAL. NO. 499-31-BZ—Application, October 9, 1931, under section 21 of the building zone resolution, of Charles D. Cords, applicant, on behalf of Louis Cherleck and Catherine Cherleck, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 262-10 Hillside avenue, southwest corner of 263rd street, Floral Park Gardens, Borough of Queens.

HENRY L. CONNELL,  
*Temporary Chairman.*

## JANUARY 5, 1932, 2 P. M.

### *Appeals from Administrative Orders.*

- 277-31-A—489 Fifth avenue and 12 East 42nd street, Manhattan.
- 356-31-A—181 Lincoln avenue and 2488 Third avenue, northwest corner, The Bronx.
- 448-31-A—8-10 West 36th street, Manhattan.
- 450-31-A—142-146 West 49th street, Manhattan.
- 453-31-A—27-35 West 24th street, Manhattan.
- 494-31-A—Foot of Patterson and Newman avenues, The Bronx.
- 296-31-A—34 Woodward street, west side, 160 ft. north of Flushing avenue, Maspeth, Borough of Queens.
- 505-31-A—568-578 Broadway, northeast corner of Prince street, Manhattan.
- 352-31-A—57-46 Flushing avenue, southeast corner of 59th drive, Maspeth, Borough of Queens.

### *Petitions for Variations.*

- 506-31-S—568-578 Broadway, northeast corner of Prince street, Manhattan.
- 395-30-S—303-311 Fourth avenue and 107-113 East 23rd street, northeast corner, Manhattan.

495-31-S—Rear southeast corner of Pitkin avenue and 88th street, Ozone Park, Borough of Queens.

### *Appliances Submitted for Approval.*

- 568-31-SA—Mayfield Oil Burner, approval of.
- 579-31-SA—Insulmesh Material, approval of.
- 584-31-SA—Fairfield Oil Burner, approval of.
- 592-31-SA—Crescent Type M Size 1 Oil Burner, approval of.
- 597-31-SA—N. D. T. Single Stroke Gongs, Types No. 13 AS and No. 134 DS, approval of.
- 598-31-SA—N. D. T. Fire Alarm Boxes, Types No. 104 1046 A and 1046 AN, approval of.
- 600-31-SA—Eastern Oil Automatic Oil Burner, Models A B and C, approval of.

## JANUARY 8, 1932, 10 A. M.

### SPECIAL MEETING.

#### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Friday morning, January 8, 1932, at 10 o'clock, in Room 1013, Municipal Building on the following matters:*

CAL. NO. 333-31-BZ—Application, July 1, 1931, under section 21 of the building zone resolution of Croker National Fire Prevention Engineering Co., applicant, on behalf of Firestone Tire & Rubber Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Northern boulevard and 155th street, Flushing, Borough of Queens.

CAL. NO. 392-31-BZ—Application, August 7, 1931, under section 7c of the building zone resolution of Eugene De Rosa, applicant, on behalf of Melrose Bond & Mortgage Corp., owner, to permit in a residence district the erection and maintenance of a theatre building; premises 1534-1540 Grand course, east side, 268.9 ft. south of M. Eden avenue, and 1555 Sheridan avenue, The Bronx.

CAL. NO. 418-31-BZ—Application, August 25, 1931, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Gerwan Realty Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1036-1060 Gravesend avenue, southwest corner of Parkville avenue, Brooklyn.

CAL. NO. 292-31-BZ—Application, June 10, 1931, under sections 7e and 21 of the building zone resolution, of Herman King, applicant and owner, to permit in a business district the alteration and change of occupancy of a building occupied as a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles; premises 214-21 Vanderbilt avenue, Brooklyn.

CAL. NO. 405-31-BZ—Application, August 19, 1931, under sections 6, 7a and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of George Mazirow, owner, to permit in a business use dis



# CALENDAR

strict the extension of an existing gasoline service station; premises 2130 Atlantic avenue and 275 Saratoga avenue, southeast corner, Brooklyn.

CAL. NO. 475-31-BZ—Application, September 28, 1931, under section 21 of the building zone resolution, of Allen A. Blaustein, applicant, on behalf of Jennie Girioni, owner, to permit in a business district the alteration, extension and conversion of occupancy from a stable to a garage for more than five (5) motor vehicles; premises 76-78 East 28th street, west side, 153 ft. 9¾ in. south of Albemarle road, Brooklyn.

CAL. NO. 1126-27-BZ—Application, October 20, 1927; granted on certain conditions April 24, 1928; reopened and an extension of time granted November 7, 1928; reopened and an extension of time granted April 23, 1929, and wherein the time to obtain permits and complete work has expired; reopened October 22, 1931, under section 21 of the building zone resolution, of Pauline Brickman, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, The Bronx.

HENRY L. CONNELL,  
*Temporary Chairman.*

**JANUARY 8, 1932, 2 P. M.**

## SPECIAL MEETING.

### *Appeals from Administrative Orders.*

- 299-31-A—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.  
586-31-A—2207-2209 Amsterdam avenue, southeast corner of Edgecombe avenue, Manhattan.  
467-31-A—West side of Church street, 320 ft. north of Catherine street, Jamaica, Borough of Queens.  
488-31-A—271 New Lots avenue and 612-620 Alabama avenue, northwest corner, Brooklyn.

### *Petitions for Variations.*

- 440-31-S—160-178 Jay street, 97-195 High street and 84-94 Sand street, Brooklyn.  
403-31-S—737 Water street and 50-60 Corlears street, southeast corner, Manhattan.  
474-31-S—97-02 to 97-04 150th street, southeast corner of 97th avenue, Jamaica, Borough of Queens.  
498-31-S—323-327 Fifth avenue, Manhattan.

## CALL OF CLERK'S CALENDAR

**TUESDAY, JANUARY 12, 1932, AT 2 P. M.**

### *Building Zone Cases.*

- 410-31-BZ.  
APPLICANT—Edward L. Kelly, for Louise De Vito, owner.  
PREMISES—175-14 Horace Harding boulevard, south side, 117.71 ft. west of Utopia parkway, Flushing, Borough of Queens.  
APPLICATION, under section 21 of the building zone resolution,  
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

500-31-BZ.

APPLICANT—Maurice Z. Bungard, for 2762 West 17th Street Corp., owner.

PREMISES—2762-2764 Cropsey avenue (also known as West 17th street), west side, 80 ft. north of Neptune avenue, Brooklyn.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a building to be used as a poultry slaughter house.

512-31-BZ.

APPLICANT—George Tiernan, for Regina Boulevard Corp., owner.

PREMISES—2139-2145 Mott avenue, southeast corner of Regina boulevard, Far Rockaway, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

523-31-BZ.

APPLICANT—Albert Martin Cohen, for Antonia Panasci, owner.

PREMISES—1726-1738 Gravesend avenue, west side, 180 ft. south of Avenue O, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for more than five (5) motor vehicles.

524-31-BZ.

APPLICANT—J. Nelson Cooper, for President & Fellows of Harvard College, owner.

PREMISES—2332-2340 Grand concourse, 2331-2345 Ryer avenue and 244 Field place, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building for retail store purposes.

533-31-BZ.

APPLICANT—Martin J. Ort, for Abraham Brooks, owner.

PREMISES—610 East 156th street, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in an unrestricted district, the maintenance of a building to be occupied as a motor vehicle repair shop and, also, a garage for more than five (5) motor vehicles.

**JANUARY 12, 1932, 10 A. M.**

### *Building Zone Applications.*

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 12, 1931*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

- CAL. NO. 367-31-BZ—Application, July 21, 1931, under section 21 of the building zone resolution, of Harry Urquhart, applicant, on behalf of Alexander Mintz, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of



# CALENDAR

117th street and 101st avenue, Richmond Hill, Borough of Queens.

CAL. NO. 317-28-BZ—Application, April 5, 1928; granted on certain conditions December 7, 1928; reopened and an extension of time granted December 17, 1929, and wherein the time to obtain permits and complete work has expired; reopened November 24, 1931, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Michel Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.

CAL. NO. 346-31-BZ—Application, July 7, 1931, under section 21 of the building zone resolution, of Bernard H. Loizzo, applicant, on behalf of Antonetta Aquarella and Donato Aquarella, owners, to permit in a business district an alteration and conversion of occupancy from a garage for five (5) motor vehicles to a garage for more than five (5) motor vehicles and, also, a motor vehicle repair shop; premises 502-504 Fourth avenue, west side, 60 ft. south of 12th street, Brooklyn.

CAL. NO. 441-31-BZ—Application, September 9, 1931, under section 21 of the building zone resolution, of Herman Katz, applicant, on behalf of Isidore Popkin, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 7702-7704 Flatlands avenue, southeast corner of East 77th street, Brooklyn.

CAL. NO. 460-1-BZ—Application, September 19, 1931, under section 21 of the building zone resolution, of Julius Steinberg, applicant, on behalf of Sarah Goldberg, owner, to permit in a residence district the erection and maintenance of a one-story extension and the extension of the existing business use; premises 793 Washington avenue, Brooklyn.

CAL. NO. 480-31-BZ—Application, September 29, 1931, under sections 7e and 21 of the building zone resolution, of R. L. Giffen, applicant, substituted for Christian S. Juell, on behalf of the Long Island Theatres Co., Inc., owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop and a garage for more than five (5) motor vehicles; premises south side of Northern boulevard, 101 ft. east of Main street, Flushing, Borough of Queens.

CAL. NO. 485-20-BZ—Application, July 16, 1920; granted on certain conditions September 14, 1920; reopened June 16, 1931, under section 7b of the building zone resolution, of Raymond Irrera, applicant, on behalf of 2521 Broadway Corp., owner, to permit a modification of a resolution adopted by

the board for the use of the two (2) upper stories of a building for factory purposes (originally limited to office use); premises 2521-2523 Broadway northwest corner of West 94th street, Manhattan.

HENRY L. CONNELL,  
Temporary Chairman.

## JANUARY 12, 1932, 2 P. M.

### *Appeals from Administrative Orders.*

- 468-31-A—150 Ingraham street, Brooklyn.
  - 482-31-A—190-194 Water street, Brooklyn.
  - 483-31-A—188-190 Montague street, Brooklyn.
  - 484-31-A—99-101 William street, Manhattan.
  - 487-31-A—667 Washington street, northeast corner of West 10th street, Manhattan.
  - 503-31-A—654-662 First avenue and 400-408 East 38th street, southeast corner, Manhattan.
  - 504-31-A—474-478 Kent avenue, Brooklyn.
  - 485-31-A—605-611 Sixth avenue and 104 West 18th street southwest corner, Manhattan.
  - 539-31-A—1275-1277 Broadway and 28-30 Goodwin place Brooklyn.
  - 241-31-A—119 West 33rd street, Manhattan.
  - 230-31-A—117 West 33rd street, Manhattan.
- Petitions for Variations.*
- 201-31-S—1215-1225 Broadway, Manhattan.
  - 525-31-S—1204-1210 Broadway, Manhattan.

## JANUARY 19, 1932, 2 P. M.

### *Appeals from Administrative Orders.*

- 546-31-A—23-25 East 26th street, 18-20 East 27th street and 56-60 Madison avenue, Manhattan.
- 553-31-A—30 Hamilton place, Manhattan.
- 515-31-A—170 West 76th street, Manhattan.
- 542-31-A—538 Madison avenue, Manhattan.
- 551-31-A—472 Broadway, Manhattan.
- 556-31-A—29-35 Chambers street, 11-21 Centre street, 1-13 Reade street and 1 Elm street, Manhattan.

### *Petitions for Variations.*

- 469-31-S—141-145 West 36th street, Manhattan.
- 639-30-S—305-313 East 45th street and 306-312 East 46th street, Manhattan.
- 516-31-S—465-467 Kent avenue, Brooklyn.
- 519-31-S—252-254 Dumont avenue, southeast corner of Chester street, Brooklyn.
- 559-31-S—52 East 9th street, Manhattan.
- 561-31-S—335-337 Greenwich street and 20-24 Jay street southeast corner, Manhattan.

## JANUARY 26, 1932, 2 P. M.

### *Appeals from Administrative Orders.*

- 370-31-A—Pier No. 22, foot of Pacific street, East River Brooklyn.
- 554-31-A—1969-2033 Metropolitan avenue and 2063 Flushing avenue, Maspeth, Borough of Queens.
- 560-31-A—159-169 John street and 24-28 Hudson avenue northwest corner, Brooklyn.
- 562-31-A—4025-4027 23rd street, Long Island City, Borough of Queens.

### *Appliance Submitted for Approval.*

- 540-31-SA—Acoustex Material, approval of.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

FRIDAY, DECEMBER 18, 1931, 10 A. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### BUILDING ZONE CASES.

292-31-BZ.

APPLICANT—Herman King, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the alteration and change of occupancy of a building occupied as a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—214-218 Vanderbilt avenue, Brooklyn.

APPEARANCES—

For Applicant: William Weiss.

For Opposition: Arthur W. Clement, Louis Peck, Minnie F. Kunz, Mabel M. Cashman, Edward J. McCann and Edith S. Sackett.

ACTION OF BOARD—Laid over to January 8, 1932, at 10 a. m., for inspection and report by a committee of board.

405-31-BZ.

APPLICANT—Henry J. Nurick, for George Mazirow, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 6, 7a and 21 of the building zone resolution, to permit in a business district the extension of an existing gasoline service station.

PREMISES AFFECTED—2130 Atlantic avenue and 275 Saratoga avenue, southeast corner, Brooklyn.

APPEARANCES—

For Applicant: Abraham C. Yudin.

For Opposition: None.

ACTION OF BOARD—Laid over to January 8, 1932, at 10 a. m., on written request of applicant.

330-29-BZ.

APPLICANT—Hugo E. Magnuson, for Frederick Prisco, owner; request for reopening made by Alfred A. Lama, architect.

SUBJECT—Application for reopening—restoration to Calendar, having been previously withdrawn—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Kissena road (boulevard) and Vleigh road, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: James Kearney.

ACTION OF BOARD—Application reopened; to be set for Calendar Call when papers are completed.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

294-31-BZ.

APPLICANT—Hyman & Segall, for Benjamin T. Cooke, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—26-42 Crystal street, west side, 100 ft. north of Liberty avenue, Brooklyn.

APPEARANCES—

For Applicant: William Hyman.

For Opposition: Alderman James J. Morris and Charles R. Reiner.

ACTION OF BOARD—Report of committee of inspection adopted; application denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

THE RESOLUTION—

(294-31-BZ)

WHEREAS, Hyman & Segall, for Benjamin T. Cooke, owner, filed, June 10, 1931, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 26-42 Crystal street, west side, 100 ft. north of Liberty avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at a special meeting, December 18, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Crystal street, east side, from a point 100 ft. north of Liberty avenue to a point 200 ft. south of McKinley street, is in a residence district; Crystal street, east side, from a point 100 ft. south to a point 200 ft. south of McKinley street, is in an unrestricted district; Crystal street, west side, from McKinley street to a point 200 ft. south, is in an unrestricted district, and Crystal street, west side, from a point 100 ft. north of Liberty avenue to a point 200 ft. south of McKinley street, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 28, 1931 (re Applic. No. 6530-1931), reads:

"Proposed 'public garage' for more than 5 motor vehicles in a residential district is contrary to Art. II, Sec. 3 of Zone Resolution. Proposition is therefore denied."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 150 ft. and a depth of 90 ft. 6 in.; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the application was the subject of an inspection by a committee of the board, which inspection was made and report of same read at this hearing, said report being adopted and made part of this resolution; and

WHEREAS, the report reads:

"Cal. No. 294-31-BZ.

"Premises 26-42 Crystal street, west side, 100 ft. north of Liberty avenue, Brooklyn.

REPORT OF COMMITTEE OF INSPECTION.

"On December 9, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.



# MINUTES

"This is an application under section 21—hardship—to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles.

"The premises in question have a frontage of 150 ft. on Crystal street and lie wholly within the residence use district.

"Crystal street running north from Liberty avenue terminates in the northerly lot line of the property under appeal which property, for a distance of 200 ft. to the next street, McKinley street, is partly in an unrestricted use district, partly in a residence use district and partly in a business use district and is used at the present time by the Department of Water Supply of Brooklyn.

"Opposite the premises under appeal in the residence use district there is a row of two-story private frame dwellings, all occupied, and all of which properties object to the granting of this application.

"Immediately in the rear of the property under appeal, facing Fountain avenue, in the residence use district, are now erected two four-story apartment houses.

"Adjoining the property on the south, taking up the balance of the block from the southerly lot line of the property under appeal to Liberty avenue, there is erected a gasoline service station for which the variation was granted by this board under Cal. No. 788-28-BZ, but which variation specifically restricted the use of the premises to gasoline service station, prohibiting a garage.

"The premises in question are now vacant and unimproved.

"Other than the gasoline station now there, there are no other non-conforming uses on Crystal street north of Liberty avenue.

"In granting the gasoline station on Liberty avenue referred to in this report, restricting the premises from garage usage the board evidently had in mind protecting of Crystal street from invasion by non-conforming uses.

"There have been filed with this application ten objections and a letter of objection from a local civic organization and no consents.

"The committee is of the opinion that, due to the surrounding and conforming development within the residence use district, also the large number of affected property owners objecting and no consents, the application is not substantiated under section 21—hardship—and the committee recommends denial of the appeal.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the report recommends, on a two to one opinion, a denial of this application on the grounds that the application is not justified under section 21—hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

316-29-BZ.

APPLICANT—Marcus & Galt, Inc., present owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the maintenance and occupancy of a gasoline service station (previously granted for a temporary permit; reopened September 29, 1931).

PREMISES AFFECTED—854 Sound View avenue, southeast corner of Story avenue, The Bronx.

APPEARANCES—

For Applicant: A. N. Horwitz.

For Opposition: None.

ACTION OF BOARD—Report of committee of inspection adopted; application granted on condition.

## THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

## THE RESOLUTION—

(316-29-BZ)

WHEREAS, Marcus & Galt, Inc., owner, filed, May 9, 1929; temporary permit granted October 15, 1929; reopened September 29, 1931, an application, under the building zone resolution, to permit in a business district the maintenance and occupancy of a gasoline service station; premises 854 Sound View avenue, southeast corner of Story avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at a special meeting, December 18, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sound View avenue is in a business district; Story avenue is in a business district, and Rosedale avenue is in a business and residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 8, 1931 (re App. S. A. 1459-1931), reads:

"The maintenance and occupancy of the premises as a gasoline station in a business district after the expiration of time allowed by the Board of Standards and Appeals is contrary to the provisions of the Building Zone Resolution;"

and

WHEREAS, the premises consist of a triangular lot located at the center of intersection of three streets; it is proposed to complete the erection of an office, bury four 550-gallon tanks, erect three pumps and construct grease racks for the purpose of conducting a gasoline service station within a business use district; and

WHEREAS, the application was the subject of an inspection by a committee of the board, which inspection was made and report of same read and adopted at this hearing, said report being made a part of this resolution; and

WHEREAS, the report reads:

"Cal. No. 316-29-BZ.

"Premises 854 Sound View avenue, southeast corner of Story avenue, The Bronx.

## REPORT OF COMMITTEE OF INSPECTION.

"On December 9, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21—hardship—to permit in a business district the maintenance and occupancy of a gasoline service station previously granted for a temporary period of two years.

"The premises in question, triangular in shape, is an island plot formed by the intersection of Sound View avenue, Rosedale avenue and Story avenue and has a frontage of approximately 88 ft. on Sound View avenue, approximately 77 ft. on Rosedale avenue and about 55 ft. on Story avenue, lying wholly within the business use district.

"At the present time this plot is occupied as a gasoline service station under a temporary permit granted by this board on October 15, 1929, and which permit expired October 15, 1931.

"At the time of the granting of the temporary permit the surrounding properties immediately affected by the application were mostly vacant and unimproved. Apparently the same condition exists at the present time.



# MINUTES

"West and east of Sound View avenue, however, there seems to be extensive residential development.

"At the present time there are no other non-conforming uses either on Sound View avenue, Rosedale avenue or Story avenue within the area which would be deemed affected by the board.

"Due to the undeveloped condition of this section and the fact that the past two years' business depression has wholly retarded any building development, the committee is of the opinion that a permanent non-conforming use should not be established on these premises at the present time, but that the properties should be given an opportunity of developing according to the use for which they were zoned by the Board of Estimate, and which development might reasonably be expected to take place in the near future.

"The committee, therefore, recommends the granting of an extension of the temporary permit for two years pending the development of this section.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted for a temporary period of two (2) years, under section 7, subdivision f, on condition that there shall be installed at the building line on all street fronts a concrete curbing not less than 12 in. in thickness and 12 in. in height above grade; that there shall be no vehicular opening at the southerly apex of the plot nor within 10 ft. of the intersection of Rosedale and Sound View avenues; that there shall be no vehicular opening on Story avenue; that the distribution of materials sold on these premises shall be confined to and within the property lines of the plot; that no gasoline pumps shall be installed within 10 ft. of any building line; that the one-story building proposed shall be erected substantially in accordance with the design filed in this application and shall be constructed on the exterior with finished building material; that all permits required shall be obtained within three months and any work involved thereby completed within six months from the date of this action.

231-31-BZ.

APPLICANT—McCooley & Conroy, for Mary De Luca, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the change of occupancy of a building occupied as a warehouse for light manufacturing to a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—East side of 101st street, 146 ft. south of Liberty avenue, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Harold Anderson, Edwin Palmer and B. F. Kahn.

ACTION OF BOARD—Report of committee of inspection adopted; application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(231-31-BZ)

WHEREAS, McCooley & Conroy, for Mary De Luca, owner, filed, May 15, 1931, an application, under the building zone resolution, to permit in a business district the change of occupancy of a building occupied as a warehouse for light manufacturing to a garage for more than five motor vehicles; premises east side of 101st street, 146 ft. south of Liberty avenue, Ozone Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at a special meeting, December 18, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 101st street, east side, south of Liberty avenue, is in a business district; 101st street, east side, north of Liberty avenue, is in an unrestricted district; 101st street, west side, is in an unrestricted district; Liberty avenue, north side, west of a point 100 ft. east of 101st street, is in an unrestricted district; Liberty avenue, south side, west of 101st street, is in an unrestricted district, and Liberty avenue, south side, east of 101st street, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 27, 1931, reads:

"Your request for a certificate of occupancy to change the occupancy of premises on the east side of 101st St., 146 feet south of Liberty Avenue, from warehouse for light manufacturing to a public garage, is hereby denied for the reason that same is located in a business district and is contrary to Sec. 4, Subd. 15 of the Zone Law.";

and  
WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 95 ft.; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the premises were the subject of an inspection by a committee of the board, report of which inspection was read and adopted at this hearing and which report recommends the granting of this application with proper restrictions so as to safeguard the adjoining property owners and which report is herein incorporated; and

WHEREAS, the report reads:

"Cal. No. 231-31-BZ.

"Premises east side of 101st street, 146 ft. south of Liberty avenue, Ozone Park, Borough of Queens.

REPORT OF COMMITTEE OF INSPECTION.

"On December 9, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21 of the building zone resolution—hardship—to permit in a business use district a change of occupancy of a building occupied as a warehouse for light manufacturing to a garage for more than five motor vehicles.

"The premises in question are at present occupied by a one-story building for which permission has been granted for the storage of five automobiles. It would seem from the records of the building department, Borough of Queens, that at the time the present building was erected it was filed for garage usage, the property having been acquired by the owner in 1925, and at that time the property was in an unrestricted use district.

"However, the east side of 101st street, between Liberty avenue and Rockaway boulevard, was changed to a business use district by the Board of Estimate in May of 1926. Application to the bureau of buildings having been filed for garage use in September, 1926, that



# MINUTES

application was denied as the premises then were wholly within a business use district. The applicant then requested permission to change the occupancy from a garage to a warehouse. Plans were therefore approved by the building superintendent. It would seem, however, that no certificate of occupancy had been issued.

"Abutting the premises under appeal to the north and running to Liberty avenue, a distance of approximately 147 ft., the board under Cal. No. 219-29-BZ granted an application for a gasoline service station and garage, the development of which, however, has not yet taken place. The time for obtaining permits and completion of work for this development was extended by this board on April 14, 1931.

"Abutting the property to the south and running to Rockaway boulevard the properties are vacant and unimproved.

"The west side of 101st street, north of Rockaway boulevard and continuing north of Liberty avenue, is wholly within the unrestricted use district.

"West of this property is the elevated structure of the Long Island Railroad.

"Rockaway boulevard in this locality is also in the unrestricted use district and 101st street terminates at the south on Rockaway boulevard.

"North of Liberty avenue, on the east side of 101st street, is also in the unrestricted use district.

"Immediately abutting the property in the rear, facing on 102nd street, the property is in the residence use district and developed with detached private dwellings, all of which object to the granting of this appeal.

"101st street, between Liberty avenue and Rockaway boulevard, while roughly graded is not as yet paved.

"The committee is of the opinion that, due to the surrounding unrestricted use district, non-conforming uses, garage and gasoline station, abutting to the north, the unrestricted use of Rockaway boulevard, which is the termination of 101st street, the property could not be expected to be developed for a conforming business use and give a reasonable return and, therefore, recommends the granting of this appeal with such safeguards as would protect the abutting property owners to the west.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the committee of inspection was of the opinion that due to the general surrounding conditions the property cannot be developed with a conforming use and give a reasonable return on the investment and that a denial of the application would constitute unnecessary hardship and practical difficulty as within the meaning of section 21 of the building zone resolution.

*Resolved*, that the board of standards and appeals does hereby make a variation in the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be limited to one story in height above grade, approximately 50 ft. by 95 ft. in area and that the rear and gable walls shall be unpierced throughout their entire height and length; that the underside of the ceiling in the first story shall be fire-retarded in accordance with the rules of the board of standards and appeals; that any skylights installed in the roof shall be protected with wire guards above and below; that the use of these premises shall be for the purpose of a storage garage for more than five motor vehicles and not in any sense to be construed as a motor vehicle repair shop; that any advertising of the non-conforming use shall be confined to one projecting electric sign, indicating the name and nature of the business conducted on the premises; that the side lot lines and rear lot lines where not occupied by a building shall be fenced with a man-proof fence not less than 7 ft. in height with no openings therein;

that all permits required shall be obtained within six months and all work completed within nine months from the date of this action.

401-31-BZ.

APPLICANT—Joseph P. Bourke, for Apperson Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1-19 Fifth avenue, 622-628 Atlantic avenue and 623-627 Pacific street, Brooklyn.

APPEARANCES—

For Applicant: Joseph P. Bourke and Martin F. Hubert.

For Opposition: Joseph Cavalaro.

ACTION OF BOARD—Report of committee of inspection adopted; application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(401-31-BZ)

WHEREAS, Joseph P. Bourke, for Apperson Realty Corp., owner, filed, August 17, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1-19 Fifth avenue, 622-628 Atlantic avenue and 623-627 Pacific street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at a special meeting, December 18, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fifth avenue, west side, south of a point 100 ft. north of Atlantic avenue, is in a business district; Fifth avenue, west side, north of a point 100 ft. north of Atlantic avenue, is in an unrestricted district; Fifth avenue, east side, north of Atlantic avenue, is in an unrestricted district; Fifth avenue, east side, south of Atlantic avenue, is in a business district; Atlantic avenue is in a business district, and Pacific street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 7, 1931 (re App. No. 9930-1931), reads:

"Proposed gasoline service station to be located in a business use district is contrary to Art. 2, Sec. 4-a of Zone Resolution."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 200 ft. on Fifth avenue, 65 ft. 4 in. on Pacific street and 80 ft. on Atlantic avenue, upon which it is proposed to erect an office, grease pits and, also, the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the premises under appeal were the subject of an inspection by a committee of the board, which inspection was made and report read and adopted at this hearing and which report herein incorporated recommends the granting of the application with such safeguards as will protect the adjoining and abutting property owners; and

WHEREAS, the report reads:

"Cal. No. 401-31-BZ.



# MINUTES

"Premises 1-19 Fifth avenue, 622-628 Atlantic avenue and 623-627 Pacific street, Brooklyn.

## REPORT OF COMMITTEE OF INSPECTION.

"On December 16, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal.

"This is an application under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a gasoline service station.

"The premises in question have a frontage of 200 ft. on Fifth avenue, 80 ft. on Atlantic avenue and approximately 65 ft. on Pacific street. The premises at the present time are vacant and unimproved and used for an open air parking space for automobiles.

"Applicant seeks to erect a gasoline service station on half the plot having a frontage of 100 ft. on Fifth avenue and 80 ft. on Atlantic avenue.

"Fifth avenue intersects Flatbush avenue approximately 50 ft. from the southerly side of the premises under appeal.

"Atlantic avenue and Flatbush avenue are very highly used automobile traffic highways and at the present time have street trolley tracks and overhead elevated structures.

"Immediately adjoining the premises under appeal to the east and running through from Atlantic avenue to Pacific street and at a grade somewhat lower than these two streets is the end of the Long Island Railroad freight depot, which is partly in an unrestricted district and partly in a business district.

"Atlantic avenue on the north side, east of Fifth avenue, is in the unrestricted use district. West of Fifth avenue it is partly in the unrestricted use district, the business portion being occupied by the Long Island Railroad.

"On Atlantic avenue, between Fifth and Flatbush avenues, in the business use district, there is now erected a row of seven four-story frame buildings of an old type, the ground floor being used for stores with dwellings above. In these buildings there are twenty-one five-room apartments, twelve of which are vacant, two used for business purposes, the balance seemingly occupied for dwellings. These are what is known as cold-water flats and bring a rental of \$25 to \$30 per month. Stores on the ground floor, the committee was informed, bring a rental of \$100 per month, of which there are six.

"On Fifth avenue, between Flatbush avenue and Atlantic avenue, on the west side, for 67 ft., is the return of the corner building of the row of buildings above noted. The balance of the block for 130 ft. is occupied by a four-story factory, now vacant, formerly used as a wholesale meat market.

"Opposite the premises under appeal on Pacific street and running eastward from Flatbush avenue are one, three and four-story buildings, some of which object to the variation sought in this appeal, and are occupied at the present time partly for dwelling and partly for business use, and also one garage. These buildings also are a very obsolete type.

"North from Atlantic avenue on Fifth avenue or Fort Greene place the premises are mostly in an unrestricted district and developed with large wholesale meat and poultry markets.

"The buildings on Atlantic avenue and Pacific street, as noted in this report, and which are of a very old and obsolete type, could not, in the opinion of the committee, be replaced with a modern structure and give any kind of a fair return on the investment.

"Due to the surrounding general conditions, the non-conforming use, the unrestricted district, the elevated and street car structures and freight depot of the Long Island Railroad, the committee is of the opinion that a conforming use could not at the present time be constructed on the site under appeal and give a reasonable return on the investment.

"The committee is of the opinion, therefore, that if the gasoline station was restricted to the half of the plottage on the Atlantic avenue side, with a proper protection for the properties on the south side of Pacific street, the application should receive favorable consideration by the board.

"The committee is also of the opinion that the objects located on Dean street and south side of Flatbush avenue would not in any way be affected by the granting of this application. The committee, therefore, recommends the granting of this appeal, with such safeguards as will protect adjoining and abutting properties affected.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and:

WHEREAS, the board deems that a denial of this application would devolve unnecessary hardship and practical difficulties upon the applicant as within the meaning of section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the gasoline station to be erected shall be restricted to 100 ft. on the Atlantic avenue portion of the property; that there shall be erected 100 ft. south of Atlantic avenue a masonry wall running from Fifth avenue to the rear of the property under appeal a distance of approximately 80 ft. and not less than 10 ft. in height, coped with architectural terra cotta or stone trim and glazed on the Atlantic avenue side with white enameled brick in panel design; the wall may be racked back at an angle of 45 degrees from the Fifth avenue building line and shall be unpierced throughout its entire height and length other than one 3 ft. 8 in. opening, equipped with the necessary door; that there shall be erected along the building line on Fifth and Atlantic avenues a concrete curbing not less than 12 in. high and 12 in. wide with two openings on Fifth avenue and one on Atlantic avenue, each not more than 12 ft. wide; the curb cuts in front thereof shall be not more than 14 ft. wide; all gasoline pumps shall be set back not less than 10 ft. from the building line; any office or accessory use conducted on the premises shall be confined to one-story masonry structures, glazed on the outside with white enameled brick in panel design and roofed with Spanish tile or variegated slate; all advertising signs indicating the non-conforming use shall be confined to the illuminated globes of the pumps or the facades of the buildings erected on the premises; all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

4-31-BZ.

APPLICANT—John Somyak, owner.

SUBJECT—Application for reopening—modification—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Leo K. Martus and Max Horn.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |



# MINUTES

## THE RESOLUTION—

(4-31-BZ)

WHEREAS, John Somyak, owner, filed, January 5, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 17, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Barry place is in a business district; Beach 84th street is in a business district; Beach 85th street is in a business district; Java place, east side, is in a business district, and Java place, west side, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 16, 1931 (re Plan No. Alt. 6391-1930), reads:

"3. The use or occupancy of present storage building for the storage of more than five motor vehicles or the extension of such building for the storage of more than five motor vehicles in a business district is contrary to article 2, section 6, Building Zone Resolution."

and

WHEREAS, the premises consist of a corner lot, 75 ft. by 118 ft., upon which is located two frame buildings, one and two stories in height, also a one-story cement block building termed in the certificate of occupancy as a wagon shed; it is proposed to erect a one-story building on the corner, 57 ft. 2 in. by 74 ft. 1 in. (which includes the wagon shed building), for the purpose of conducting a garage for the storage of thirty trucks, owned and operated by the applicant in connection with the existing business use on the premises, within a business use district; and

WHEREAS, these premises under appeal were subject to an inspection by a committee of the board, which reported favorably on the granting of this application, with such safeguards as would protect adjoining property owners, and report of which committee is herewith incorporated, reading:

"Cal. No. 4-31-BZ.

"Premises 84-01 to 84-05 Barry place, southwest corner of Beach 84th street, Rockaway Beach, Borough of Queens.

### REPORT OF COMMITTEE OF INSPECTION.

"On November 5, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21 of the building zone resolution—hardship—to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

"The premises in question which are now vacant and have a frontage of 25 ft. on Barry place are a portion of a total plot which has approximately 118 ft. frontage on Barry place and is 75 ft. in depth. Sixty feet of this property is now used for the business of a news depot. Adjoining the news depot are two buildings now used for the storage of trucks in the conduct of the business conducted on the premises. The applicant seeks to enlarge one of these buildings, one story in height above grade, to include the premises under appeal, to be used for the storage of trucks in the ownership and operation of the business conducted on the premises.

"Barry place westward terminates at the Long Island Railroad, also known as Java place, a distance of about 200 ft. from the property under appeal, and eastward terminates at Beach 84th street.

"Opposite the premises under appeal are two very old dilapidated two-story buildings used for dwelling purposes.

"There have been filed with this appeal thirteen objections and twenty-two consents, the greater portion of the objectors being located on Beach 84th street and Beach 85th street, and under the existing conditions would not, in the opinion of the committee, be seriously affected by the granting of this appeal.

"The committee is further of the opinion that a well-constructed building, one story in height, and allowing no vehicular entrance on Beach 84th street and used wholly and solely for the storage of trucks used in the conduct and operation of the business conducted on the premises, prohibiting any gasoline storage of any nature or description, would not seriously affect adjoining and abutting properties and would greatly improve the present condition existing on the premises.

"The committee, therefore, recommends granting of this appeal, with such safeguards as will protect adjoining and abutting properties.

"(Signed) HENRY L. CONNELL,  
Temporary Chairman.

"JAMES P. HOLLAND,  
"JOHN GUILFOYLE."

and

WHEREAS, the board deems that a denial of this application would devolve a hardship upon the applicant as within the purview of section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, November 17, 1931, on certain conditions, and applicant requests a modification of these conditions as to distances stated.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, permitting a building to be erected at the intersection of Barry place and Beach 84th street, Rockaway Beach, for a distance of approximately 79 ft. westward from the building line on Beach 84th street to the extreme westerly lot line of the proposed building, *on condition* that the building shall be erected one story in height, fireproof throughout, the rear wall running westerly from Beach 84th street to be unpierced throughout its entire height and length and the westerly wall of the proposed building shall be unpierced with the exception of one opening, not more than 3 ft. 8 in. wide, equipped with a self-closing, fireproof door; there shall be no openings of any nature or description on Barry place, except windows, the sills of which shall be not less than 6 ft. above the sidewalk level; all vehicular openings to the garage shall be confined to the Beach 84th street frontage, two in number, each opening not more than 12 ft. wide, with curb cuts directly in front thereof not more than 14 ft. wide each; there shall be no gasoline stored or maintained on the premises except that in the tanks of the cars stored on the premises; the use of this building shall be wholly and solely for the storage of trucks owned and operated in connection with the news depot business conducted on the premises and for the use of its present owners; the front elevation on Beach 84th street and Barry place shall be finished with face brick and architectural terra cotta or stone trim; there shall be no advertising signs of any nature or description permitted on the proposed new building; any skylights installed shall be set back from the rear lot lines not less than 15 ft., glazed with 1/4-inch plate glass, protected with wire guards above and below; that this use shall be confined to the present owners of the premises and shall not run with the land or be a basis for a future application either for a public garage or a gasoline service station; that all permits required shall be obtained within six months and all work completed within one year from the date of this action.

Adjourned 12.45 p. m.

WILLIAM J. O'GORMAN, Secretary.



# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

FRIDAY, DECEMBER 18, 1931, 2 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

299-31-A.

APPELLANT—Samuel L. Benjamin, for Brownsville Motor Sales Co., Inc., owner.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—2495-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

### APPEARANCES—

For Appellant: James C. Paradise.

ACTION OF BOARD—Laid over to January 8, 1932, at 2 p. m., pending opinion from corporation counsel.

586-31-A.

APPELLANT—Godmar Realty Corp., adjoining owner; Sobol Holding Corp., owner.

SUBJECT—Request for preferential hearing—re Appeal from a decision of the superintendent of buildings—re Revocation of Permit No. 2578-1931 issued by the superintendent of buildings.

PREMISES AFFECTED—2207-2209 Amsterdam avenue, southeast corner of Edgecombe avenue, Manhattan.

### APPEARANCES—

For Appellant: David D. Factor.

For Owner of Premises Under Appeal: Bernard Trencher.

ACTION OF BOARD—Request for preferential hearing granted; set for hearing on January 8, 1932, at 2 p. m.

### THE VOTE TO GRANT PREFERENTIAL HEARING—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

415-31-A.

APPELLANT—World Moving & Storage Co., for 81-89 Avenue D Garage Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—402 East 3rd street, Manhattan.

### APPEARANCES—

For Appellant: Samuel Lefkowitz.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal withdrawn to comply.

### THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

439-31-A.

APPELLANT—Gretsch Building Number Four, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—54-82 Broadway, Brooklyn.

### APPEARANCES—

For Appellant: Michael F. Walsh.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

### THE RESOLUTION—

(439-31-A)

WHEREAS, Gretsch Building Number Four, Inc., owner, filed, September 8, 1931, an appeal from an order of the fire commissioner, affecting premises 54-82 Broadway, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 19, 1931 (Order No. 88476-F), reads:

"Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Secs. 580-581, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the building, erected in 1915, is fireproof, ten stories (110 ft.) in height, 259 ft. by 77 ft. 6 in. in area; OCCUPIED: cellar, stock, 6 persons; 1st story, press room, 45 persons; 2nd story, musical instruments stock and factory, 54 persons; 3rd story, lithographers, 30 persons; 4th story, book stock and office, 26 persons; 5th story, shipping, 14 persons; 6th story, printers, 50 persons; 7th story, bookbinders, 12 persons; 8th story, typesetting, 77 persons; 9th story, bookbinder, 75 persons; 10th story, bookbinder, 114 persons; and

WHEREAS, appellant contends that the bottom of the 5,000-gallon gravity tank is located 9 ft. 4 in. above the top story outlet; that the building is 100 per cent sprinklered, and that fire extinguishers and fire buckets are distributed throughout the premises; and

WHEREAS, the building was erected in 1914 and 1915, at which time the present standpipe system was installed and accepted by the departments having jurisdiction thereof; and

WHEREAS, in 1918 the fire department permitted the existing elevation of the standpipe tank provided certain fire-fighting appliances were installed in the top story.

*Resolved*, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the standpipe tank above the top story hose outlet, *on condition* that such elevation shall be not less than 10 ft. above the top story hose outlet; that a 40-gallon chemical fire extinguisher shall be installed in the top story; that the hose of the standpipe system in the top story shall be equipped with ½-inch nozzles; that the building shall be equipped with a two-source wet sprinkler system; that the standpipe system shall comply with the rules in all other respects; that the building shall be not increased in height or area, and that the use and occupancy shall remain substantially unchanged.

### PETITIONS FOR VARIATIONS.

403-31-S.

PETITIONER—Hecker-Jones-Jewell Milling Co., owner. SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—737 Water street and 50-60 Corlears street, southeast corner, Manhattan.

### APPEARANCES—

For Petitioner: Nicholas F. Walsh and Francis X. Walsh.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 8, 1932, at 2 p. m., to file blueprints and authorization.



# MINUTES

274-31-S.

PETITIONER—United Real Estate Owners Association, for The Wall Street Journal Building Co., owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—453-457 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: Sidney L. Strauss.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(274-31-S)

WHEREAS, United Real Estate Owners Association, for The Wall Street Journal Building Co., owner, filed, June 1, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 453-457 West 30th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 19, 1930 (Order No. 78732-LD), reads:

"1. Extend interior stairway at rear of building to roof as per Section 270 of the Labor Law.";

and

WHEREAS, the decision of the fire commissioner, rendered May 27, 1931, reads:

"This will reply to your letter of May 22nd, 1931, regarding Order 78732-LD, in which you state you are taking an appeal from said order, and since the twenty day period has expired you respectfully request that we issue this order as of this date.

"Your request is denied.";

and

WHEREAS, the building is fireproof, five stories in height, 74 ft. 11 in. by 90 ft. in area at first story and 74 ft. 11 in. by 80 ft. in area above; OCCUPIED: cellar, storage and reel room, 3 persons; 1st story, mailing and press room, 44 persons; 2nd story, printing, 1 person; 3rd story, factory work, 30 persons; 4th story, offices, 30 persons; 5th story, vacant; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to top story (the southerly stairway extends to the roof), enclosed in brick and hollow tile partitions, with fireproof doors at openings; ROOFS of adjoining buildings: 5 ft. to 8 ft. 2 in. lower at east; and

WHEREAS, the petitioner claims the adjoining building is a refrigeration plant; that the roof is occupied with a large amount of equipment and is not a safe means of exit; that to extend the rear stairway to roof would involve a large expense and an unnecessary hardship; furthermore, the petitioner contends that adequate means of access to roof is provided by the southerly (front) stairway, which extends to roof.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 78732-LD, Item 1, on condition that the northerly stairway at its termination on the fifth story shall have a fireproof passageway provided direct to the rear of the building, said passageway to be not less than 44 in. wide and enclosed on the loft side by a fireproof partition, with a fireproof, self-closing door, opening outward into the fifth story landing of the stairs, and a fireproof, self-closing door, not less than 44 in. wide, opening outward to the proposed fire escape to be constructed on the rear; that the rear fire escape shall be not less than 44 in. in width with a stairway at a 45-degree angle running from the floor of the fifth story to the roof with hand railings on the outside, stairway to be covered with not less than No. 12 gauge corrugated

iron, brought down on the outside not less than 18 in.; that the fire escape shall otherwise comply with the labor law in all respects; that the top story shall be used for storage space in connection with the factory work conducted on the premises, prohibiting any occupancy on the fifth story; that the labor law shall be complied with in all other respects; that the building shall be not increased in height or area, and that the use and occupancy shall remain unchanged.

419-31-S.

PETITIONER—Julius Eckmann, for Henry E. Coe, owner.

SUBJECT—Application for reopening—reconsideration, having been previously denied—re Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—2228-2236 Broadway and 218-220 West 80th street, southeast corner, Manhattan.

APPEARANCES—

For Petitioner: Julius Eckmann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and granted on condition.

THE VOTE TO REOPEN AND GRANT—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(419-31-S)

WHEREAS, Julius Eckmann, for Henry E. Coe, owner, filed, August 26, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 2228-2236 Broadway and 218-220 West 80th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 18, 1931 (Order No. 86253-LD), reads:

"1. Extend the interior stairway from top story to roof as per rules of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered August 6, 1931, reads:

"This will reply to your letter of July 14th, 1931, in which you request Order No. 86253-LD be dismissed inasmuch as this building is being occupied under Certificate of Occupancy No. 16667-1930, issued by the Bureau of Buildings on July 31st, 1930.

"Your request for dismissal must be denied.";

and

WHEREAS, the building, erected in 1906, is non-fireproof, two stories in height, 102 ft. 2 in. by 100 ft. in area; OCCUPIED: 1st story, stores; 2nd story, showrooms, manufacturing and clubroom, 100 persons; EXITS: an interior iron and slate treads stairway, 8 ft. wide, extending from the first story to second story, enclosed in fire-retarded partitions; a fire escape on the West 80th street side of the building, having fireproof openings along the course thereof, extending from the second story to the sidewalk; ROOFS of adjoining buildings: to south, same level; to east, five stories higher; and

WHEREAS, petitioner requests the acceptance of existing conditions as to exits; and

WHEREAS, this petition was denied by the board at its meeting, December 8, 1931, and reopened by vote of the board.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that an iron stairway at an angle of not less than 60 degrees shall be provided running in an easterly and westerly direction to the scuttle in the roof now located at the front of the men's toilet on the second story; that the bot-



# MINUTES

tom of this stairway shall terminate either at the side of the corridor or in the corridor so as not to restrict the width of the passageway less than 6 ft., the width of this stairway to be not less than 2 ft. 6 in.; that the front partition of the men's toilet now forming a part of the easterly side of the corridor shall be removed and replaced easterly of the position of the scuttle in the roof at this location; that the stairway shall be provided with a 3 ft. hand railing on

the right side; that the labor law shall be complied with in all respects; that the building shall be not increased in height or area, and that the use and occupancy shall remain substantially unchanged.

Adjourned 3.20 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY, DECEMBER 22, 1931, 10 A. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

The minutes of the special meeting of the board held on Friday morning, December 11, 1931; the minutes of the special meeting of the board held on Friday afternoon, December 11, 1931; the minutes of the regular meeting of the board held on Tuesday morning, December 15, 1931, and the minutes of the regular meeting of the board held on Tuesday afternoon, December 15, 1931, were approved as printed in Bulletin No. 51, Vol. XVI.

### BUILDING ZONE CASES.

475-31-BZ.

APPLICANT—Allen A. Blaustein, for Jennie Girioni, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the alteration, extension and conversion of occupancy from a stable to a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—76-78 East 28th street, west side, 153 ft. 9¾ in. south of Albemarle road, Brooklyn.

APPEARANCES—

For Applicant: Allen A. Blaustein.

ACTION OF BOARD—Laid over to January 8, 1932, at 10 a. m., for inspection and report by a committee of board.

290-31-BZ.

APPLICANT—South Ozone Park Lumber & Supply Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Rockaway boulevard and 128th street, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: B. S. Deutsch and C. Harry Levy.

ACTION OF BOARD—Report of committee of inspection adopted; application withdrawn.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO WITHDRAW—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

458-31-BZ.

APPLICANT—Abraham Apat, for Jacob Genel, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the maintenance of a cream and cheese depot and accessory uses.

PREMISES AFFECTED—616 Hemlock street, Brooklyn.

APPEARANCES—

For Applicant: Abraham Apat and Jacob Genel.

For Opposition: Ruben Mazel and William J. Burke.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Absent ..... 0

THE RESOLUTION—

(458-31-BZ)

WHEREAS, Abraham Apat, for Jacob Genel, owner, filed, September 17, 1931, an application, under the building zone resolution, to permit in a residence district the maintenance of a cream and cheese depot and accessory uses; premises 616 Hemlock street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 22, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hemlock street is in a residence district; Sutter avenue is in a business district; Belmont avenue is in a business district, and Crescent street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 31, 1931 (re Applic. No. 11082-31), reads:

"Application denied contrary to Art. 2, Sec. 3 of the Zone Resolutions, proposed cream and cheese depot in a residential district.";

and

WHEREAS, the premises consist of a lot 26 ft. 9 in. by 104 ft., a two-story brick dwelling on the front of the lot and a one-story brick building on the rear; it is proposed to use the one-story brick building on the rear of the lot as a garage for one pleasure car and one commercial car and, also, a cream and cheese depot within a residence use district owned and operated by party residing on the premises; and

WHEREAS, the application is for a business use of the premises, to wit, a cream and cheese depot, premises having been occupied as such during the past six years, although located wholly within a residence use district with a certificate of occupancy; and

WHEREAS, the basis of the application is section 21 of the building zone resolution—hardship—which necessitates that the property cannot be developed with a conforming use and give a reasonable return on the investment, and it is evident that Hemlock street, between the two intersecting streets—Belmont and Sutter avenues—is developed with conforming use and the east side of Hemlock street in the residence use zone is fully developed with two-family dwellings,



# MINUTES

fully occupied—thus dissipating the theory that the property in question cannot be developed in conforming use.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

118-31-BZ.

APPLICANT—McCooley & Conroy, for Joseph Zorn, owner.

SUBJECT—Application for reopening—extension of time to obtain permits and complete work—re Application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2576 86th street and 2050-2062 Stillwell avenue, southwest corner, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened and time extended to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(118-31-BZ)

WHEREAS, McCooley & Conroy, for Joseph Zorn, owner, filed, March 9, 1931, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2576 86th street and 2050-2062 Stillwell avenue, southwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 9, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Stillwell avenue is in a business district; 86th street is in a business district; 26th avenue is in a residence district, and Bay 41st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 24, 1931 (re App. No. 1718-1931), reads:

"Proposed gasoline service station to be located in a business use district is contrary to Art. II, Sec. 4-a of Zone Resolution.";

and

WHEREAS, the premises consist of an irregularly shaped plot of ground having a frontage of 26 ft. 4¾ in. on 86th street, 105 ft. 10¼ in. on Stillwell avenue and 59 ft. 3¾ in. on 26th avenue, upon which is located an irregularly shaped one-story structure occupied as stores, office, brake-testing shop and auto laundry, there being, also, on the plot grease pits and tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed, after inspection of the property, that the applicant is entitled to relief under section 21 of the building zone resolution—practical difficulties and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, June 9, 1931, on certain conditions, and applicant requests a modification of the time limit imposed and an extension of time, the case having been in court on a writ of certiorari and the board having been sustained.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that all pumps shall be set back at least 10 ft. from the building line and that any accessory use to the conduct of the gasoline station shall be housed in masonry structures of sim-

ilar design as the office erected on the premises, not more than one story in height; that along the easterly and northerly lot lines there shall be erected a masonry wall not less than approximately 10 ft. in height, faced on the inside with white enamel brick, panel design; that any entrances to the accessory uses permitted on the premises shall be through the Stillwell avenue frontage of the property; that the present entrance to the auto laundry on 26th avenue shall be bricked up and faced with face brick, unpierced, except for windows, the sills of which are to be not less than 5 ft. above sidewalk level; all signs advertising gas service to be confined to illuminating globes of gas pumps; that all permits shall be obtained within six months from December 9, 1931, and any work involved thereby shall be completed within six months from June 9, 1932.

389-31-BZ.

APPLICANT—Herbert Benon, for George W. White, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the change of occupancy of portion of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—6513-6521 Fifth avenue, northeast corner of 66th street, Brooklyn.

APPEARANCES—

For Applicant: Herbert Benon.

For Opposition: Harry Nellis.

ACTION OF BOARD—Report of committee of inspection adopted; application denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell and Commissioner Holland..... 2

Negative: Commissioner Guilfoyle and Assistant Chief McElligott..... 2

Absent ..... 0

THE RESOLUTION—

(389-31-BZ)

WHEREAS, Herbert Benon, for George W. White, owner, filed, August 3, 1931, an application, under the building zone resolution, to permit in a business district the change of occupancy of portion of an existing building to a motor vehicle repair shop; premises 6513-6521 Fifth avenue, northeast corner of 66th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 22, 1931, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fifth avenue, west side, north of a point 100 ft. south of 65th street, is in an unrestricted district; Fifth avenue, west side, south of a point 100 ft. south of 65th street, is in a business district; Fifth avenue, east side, north of 65th street, is in an unrestricted district; Fifth avenue, east side, south of 65th street, is in a business district, and 65th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 31, 1931, reads:

"Proposition to the Zone Resolution Art. II, Sec. 4a, 29.

"The establishment of a motor vehicle repair shop in a business district. Denied.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 64 ft. on Fifth avenue and 100 ft. on 66th street; part of building to be occupied as a motor vehicle repair shop; and



# MINUTES

WHEREAS, this application was the subject of an inspection by a committee of the board, which inspection was made and report on same read at this hearing, said report being made part of this resolution; and

WHEREAS, the report reads:

"Cal. No. 389-31-BZ.

"Premises 6513-6521 Fifth avenue, northeast corner of 66th street, Brooklyn.

## REPORT OF COMMITTEE OF INSPECTION.

"On December 16, 1931, a committee of the board, consisting of Temporary Chairman Connell and Commissioners Holland and Guilfoyle, visited and inspected the premises under appeal in this case.

"This is an application under section 21—hardship—to permit in a business district the change of occupancy of a portion of an existing building to a motor vehicle repair shop.

"The premises in question have a frontage of 64 ft. on Fifth avenue and 100 ft. on 66th street, located on the northeast corner of Fifth avenue and 66th street, and is now occupied by a one-story building used as an auto showroom with the storage of five cars in the rear.

"The applicant seeks permission to do minor adjustments on automobiles sold on the premises. The application, therefore, has to be made for a motor vehicle repair shop. The adjustments the applicant proposes to make are all of a manual nature and consist substantially as follows: Tuning up motors, adjustment of brakes, carburetors, etc., with no body work of any nature or description. Other than a one-half horsepower driven compressor to be used for inflation of tires and a one-quarter horsepower machine for sharpening of tools, there will be no power-driven machine of any nature or description. Neither will there be any anvils, forges or open flames used in the premises.

"The space to be used for these operations will probably permit of the storage of about fifteen automobiles.

"Adjoining the premises to the north on Fifth avenue is the transformer house of the Brooklyn Edison Company, taking up the balance of the block between 65th and 66th streets. On 65th street, east of Fifth avenue,

on the south side of the way, the properties at the present time for some distance are developed with motor vehicle repair shops and garages. These uses on 65th street are immediately in the rear of most of the objectors.

"The block between 66th and 67th streets, east and west of Fifth avenue, is at the present time developed as a parkway.

"Opposite the premises under appeal on Fifth avenue and north of 66th street to the Long Island Railroad, premises are developed as garages and gasoline stations.

"There have been filed with this application nineteen objections and sixteen consents. All of the objectors being located on the north side of 66th street easterly from the property under appeal, these premises being developed with very attractive two-story private dwellings.

"The committee is of the opinion that favorable consideration could be given to this application if the use could be so restricted as to protect the adjoining properties and applied to this building only and not be used for a permanent general automobile repair shop.

"(Signed) HENRY L. CONNELL,

*Temporary Chairman.*

"JAMES P. HOLLAND,

"JOHN GUILFOYLE,

dissenting."

and

WHEREAS, the report, with one dissenting vote, recommends the granting of the limited use of these premises to the present building and to the present lessee or tenant, so that same cannot be used for a permanent motor vehicle repair shop; and

WHEREAS, the board was divided in its opinion on the granting of this application by a vote of two to two.

*Resolved*, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

Adjourned 12.30 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### REGULAR MEETING

TUESDAY, DECEMBER 22, 1931, 2 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### APPEALS FROM ADMINISTRATIVE ORDERS.

467-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for United Parcel Service Co., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—West side of Church street, 320 ft. north of Catherine street, Jamaica, Borough of Queens.

### APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 8, 1932, at 2 p. m., to produce records of bureau of buildings.

488-31-A.

APPELLANT—Edwin H. Snackenberg, for J. Z. Service Station, Inc., lessee.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—271 New Lots avenue and 612-620 Alabama avenue, northwest corner, Brooklyn.

### APPEARANCES—

For Appellant: Edwin H. Snackenberg.

For Administration: Assistant Engineer Benjamin Saltzman of bureau of buildings.

ACTION OF BOARD—Laid over to January 8, 1932, at 2 p. m., on request of appellant.

391-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Purity Bakeries Corp., owner.

SUBJECT—Application for reopening—modification—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—461 West 125th street and 436-456 West 126th street, Manhattan.

### APPEARANCES—

For Appellant: A. St. John.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution rescinded; withdrawn to comply.



# MINUTES

## THE VOTE TO REOPEN AND RESCIND RESOLUTION—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE VOTE TO WITHDRAW—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

459-31-A.

APPELLANT—John J. Gilmartin, for Fifty-Fourth & Fifty-Fifth Street Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—242-250 West 55th street, Manhattan.

## APPEARANCES—

For Appellant: John J. Gilmartin.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(459-31-A)

WHEREAS, John J. Gilmartin, for Fifty-Fourth & Fifty-Fifth Street Corp., owner, filed, December 18, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 242-250 West 55th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 6, 1931 (Order No. 86636-F), reads:

"Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sec. 580, Ch. 5, Code of Ordinances and Rule 91 of the Board of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered September 16, 1931, reads:

"This will reply to your letter of September 2nd, 1931, in which you request that Order 86636-F be rescinded for the reason that the building is now provided with a 10,000 gallon capacity steel standpipe and house supply tank with a reserve of 3,500 gallons for standpipe use.";

and

WHEREAS, the building is fireproof, twelve stories in height, 91 ft. 8 in. by 100 ft. 5 in. in area; OCCUPIED as a factory building, ninety persons per story; and

WHEREAS, the appellant claims the building was erected in 1905; equipped with a sprinkler system and a standpipe system fed from a 10,000-gallon house supply tank, 3,500 gallons reserved for standpipes; the bottom of the tank is 13 ft. above the hose outlet in top story; furthermore, the appellant contends the present standpipe system was accepted and approved at the time of its installation; the building is provided with adequate means of fire protection and there is no existing fire hazard; and

WHEREAS, the building was erected in 1905, at which time the present standpipe system was installed and apparently accepted by the departments having jurisdiction; and

WHEREAS, the building is equipped with a sprinkler system and a central office waterflow alarm.

Resolved, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the ele-

vation of the bottom of the tank above the top story hose outlet, *on condition* that the elevation of the bottom of the tank above the top story hose outlet shall be not less than 13 ft.; that the hose in the top story shall be equipped with ½-inch nozzles; that the standpipe system shall comply with the rules in all other respects; that the building shall be not increased in height or area, and that the use and occupancy shall remain substantially unchanged.

466-31-A.

APPELLANT—John J. Doherty, for Knott Hotels Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—216-228 West 23rd street, Manhattan.

## APPEARANCES—

For Appellant: John J. Doherty.  
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

## THE RESOLUTION—

(466-31-A)

WHEREAS, John J. Doherty, for Knott Hotels Corp., owner, filed, September 23, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 216-228 West 23rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 2, 1931 (Order No. 83831-F), reads:

"1. Raise the standpipe gravity tank so that the bottom of said tank is not less than 20' above the hose outlet in the highest story. Sec. 581, Ch. 5, Code of Ordinances and Rule 91, Bd. of Standards and Appeals.";

and

WHEREAS, the decision of the fire commissioner, rendered September 14, 1931, reads:

"This will reply to your letter of August 12th, 1931, in which you request a dismissal of Order 83831-F, on account of the tank being 18' high.

"You are advised that this department is without authority to waive the requirements of laws and regulations under which this order was issued, therefore, your request is denied.";

and

WHEREAS, the building is non-fireproof, eleven stories and pent house in height, 175 ft. by 98 ft. 9 in. in area; OCCUPIED as an apartment hotel, thirty persons per story; pent house, one person; EQUIPPED with a standpipe system, fed from a 6,000-gallon gravity tank, the bottom of which is 14 ft. above the hose outlet in top story; and

WHEREAS, the appellant claims the building was erected in 1880, at which time it was accepted by the authorities having jurisdiction; furthermore, the appellant proposes to provide ½-inch nozzles for standpipe hose on top story and one chemical extinguisher in the pent house; and

WHEREAS, the building was erected in 1880, at which time the present standpipe system was installed and apparently accepted by the departments having jurisdiction thereof.

Resolved, that the order and decision of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the elevation of the bottom of the tank above the eleventh story hose outlet, *on condition* that such elevation shall be not less than 14 ft.; that any existing structure above the eleventh story shall be equipped with such additional fire-fighting appliances as shall be required by the fire department; that the standpipe system shall comply with the rules in all other respects; that the hose in the top (eleventh) story shall be



# MINUTES

equipped with 1/2-inch nozzles; that the building shall be not increased in height or area and that the use and occupancy shall remain substantially unchanged, and that the present automatic electric-driven fire pump shall be maintained in good working order at all times.

471-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Blickstein Bros. & Co., lessees.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Southwest corner of Borden avenue and Review avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO GRANT—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.....

Negative ..... 4

Absent ..... 0

THE RESOLUTION—

(471-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Blickstein Bros. & Co., lessees, filed, September 28, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises southwest corner of Borden avenue and Review avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated February 17, 1931 (Order No. 82734-F), reads:

"1. Install an approved standpipe system in accordance with the rules of the Board of Standards and Appeals. Sec. 580, Ch. 5, Code of Ordinances."

and

WHEREAS, the decision of the superintendent of buildings, rendered September 8, 1931 (Folder No. 14967.01), reads:

"In reply to your letter of September 8, 1931, advising that you have been retained by the owners to appeal from the requirements of order 82734-F reading:

"Install an approved standpipe system in accordance with the rules of the Board of Standards and Appeals. Sec. 580, Ch. 5, Code of Ordinances."

"which was issued against the above premises on February 17, 1931, and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, 20 days, had elapsed, and request dismissal and reissuance of above order.

"You are advised that this order cannot be dismissed or reissued. Therefore, your request is denied."

and

WHEREAS, the building is non-fireproof, one story (20 ft.) in height, 287 ft. 6 in. by 100 ft. in area; OCCUPIED for shipping and receiving stock and packing bottles, three persons; and

WHEREAS, the appellant claims the building was erected prior to 1913; is equipped with an automatic sprinkler system fed from the street main; there is no cellar and the building is open and accessible from all sides; there is no heating device in the building; furthermore, the premises are provided throughout with fire bucket tanks and fire extinguishers and at all times under a watchman's supervision; and

WHEREAS, the building was erected prior to 1913.

Resolved, that the order and decision of the fire commissioner be and they hereby are modified, and the appeal be and it hereby is granted on condition that the building be equipped with an approved one-source dry pipe automatic sprinkler system, connected to the city main with a 6-inch connection; that such additional fire-fighting appliances as

shall be required by the fire department shall be installed; that the building shall be not increased in height or area; that the use and occupancy shall remain substantially unchanged, and that access to the building, in case of need by the fire department, shall be maintained substantially as shown on the plans submitted with this appeal.

473-31-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Elias Shutters Sons, Inc., lessee.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—90-02 Wanda place, Forest Hills, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.....

Negative ..... 4

Absent ..... 0

THE RESOLUTION—

(473-31-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Elias Shutters Sons, Inc., lessee, filed, December 28, 1931, an appeal from an order and a decision of the fire commissioner, affecting premises 90-02 Wanda place, Forest Hills, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 29, 1931 (Order No. 40879-LC), reads:

"5. Reduce the quantity of combustible fibre (sawdust) stores in building to one ton for the reason that the storage of excess of one ton in a building of wooden construction is a violation of Sec. 24-3(c), Chapter 12, Code of Ordinances."

and

WHEREAS, the decision of the fire commissioner, rendered September 8, 1931, reads:

"In reply to your letter of September 8, 1931, advising that you have been retained by the owners to appeal from the requirements of item 5 of order No. 40879-LC reading:

"5. Reduce the quantity of combustible fibre (sawdust) stored in building to one ton for the reason that the storage of excess of one ton in a building of wooden construction is a violation of Sec. 24-3 (c), Chapter 12, Code of Ordinances."

"which was issued against the above premises on January 29, 1931, and that you are unable to do so due to the fact that the Board of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that this item 5 cannot be dismissed or rescinded. Therefore, your request is denied."

and

WHEREAS, the building is non-fireproof, two stories in height, 60 ft by 152 ft. 9 in. in area at first story and 60 ft. by 82 ft. in area above; OCCUPIED: 1st story, dressing furs, 40 persons; 2nd story, drying room and storage of sawdust; and

WHEREAS, the appellant claims the maximum amount of sawdust stored is 30,000 pounds; it is of vital importance to the business of fur dressing; the premises are located in a sparsely settled district with no adjoining buildings; the building is equipped with central office fire alarm and under watchman's supervision when not in operation; there are twelve fire pails on first story and eight pails on second story; it is proposed to install any additional fire-fighting appliances which may be required by the Bureau of Fire Prevention; furthermore, the appellant contends the order



# MINUTES

was filed on the ground that the building is of wooden construction, whereas the building is of brick except the rear wall of second story which is of frame construction; and

WHEREAS, the premises in question is situated in a sparsely settled locality and the order is based on the fact that the rear wall, second story, is built of wood instead of masonry.

Resolved, that the order and decision of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted on condition* that the rear wall, second story, be fire-retarded on the loft side in accordance with the rules of the board of standards and appeals; that any openings in this rear wall shall be equipped with fireproof windows or fireproof doors; that such fire-fighting appliances as shall be required by the fire department shall be installed where the sawdust is stored; that the building shall not be increased in height or area, and the occupancy and use remain substantially unchanged.

583-31-A.

APPELLANT—Joel D. Marder, for Columbia University in the City of New York, owner.

SUBJECT—Appeal from a decision of the superintendent of buildings.

PREMISES AFFECTED—521-541 West 114th street, Manhattan.

APPEARANCES—

For Appellant: Charles N. Kent, James G. Rogers and George B. Brown.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(583-31-A)

WHEREAS, Joel D. Marder, for Columbia University in the City of New York, owner, filed, December 5, 1931, an appeal from a decision of the superintendent of buildings, affecting premises 521-541 West 114th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered November 16, 1931 (re App. No. 188-1931), reads:

"Amendment disapproved with the following objections:

"1. Roof construction directly over book stack system should comply with Section 354 Building Code. Said roof should be supported independently of book stack system construction.

"2. All structural members acting as supports for book stack and main roof over same and including columns and column braces should be protected with fireproofing as provided in Sec. 251, Building Code.

"3. All platforms, aisles and passageways serving for access to book stacks should be of construction and composition as provided in Section 354 Building Code.

"4. All column connections including those in book stack supporting system should be riveted. Sec. 301, Building Code.

"5. All column splices including those in book stack supporting system should be riveted. Sec. 306, Building Code.

"6. All steel construction generally including that in stack supporting system should comply with Art. 15, Building Code."

and

WHEREAS, the proposed building is to be of fireproof construction, basement and six stories in height, 265 ft. 8 in. by 168 ft 5 in. in area OCCUPIED as a library for Columbia University; and

WHEREAS, the appellant claims this appeal does not involve the strength of any structural member; also, that the main

building surrounding the central portion of the lot will be erected in all respects in accordance with all requirements of law; the entire book stack department for the full height of the building, including the roof, will be erected on the central portion of the lot, to be entirely independent and separated from the main building by 8-inch brick enclosure walls, supported at each tier, with fireproof, self-closing doors at all openings; it is proposed to erect the book stacks with structural steel shapes of the required strength; to use bolts to secure splice joints and all connections instead of riveting as required under section 301, subdivision 3, and section 306, subdivision 1, of building code; to omit the fireproof covering of the steel construction as required under section 351, subdivisions 1, 2b and 3, of building code; to construct the floors, roof and decks with reinforced cinder concrete, 3 in. in thickness, instead of the minimum 4 in. in thickness, as required under section 354, subdivision 4d, of building code; that the proposed construction is standard for book stacks in other cities for large university libraries; furthermore, that a change to any other method would be costly and impracticable; and

WHEREAS, it is intended to use the proposed building in its entirety as a library, in the ownership, control and supervision of Columbia University.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, as to Item No. 1, permitting the struts of the proposed book stacks to be used as columns for the support of the floors and roof throughout the building for the area occupied by the book stacks; where these struts do not run continuously from the underside of the roof beams to the foundation, the balance of the column to the foundation is to be built in accordance with the building code, *on condition* that the struts when used as columns in addition to their use as book stack supports shall have the factor of safety as required in the building code for columns; as to Item No. 2, *granted on condition* that this shall apply only to the metal work used in the construction of the book stacks; *on condition* that each floor area occupied by book stacks on each floor shall be enclosed in a fireproof wall, with fireproof, self-closing doors at the openings, and that this entire building is to be used as a library in the ownership, control and supervision of Columbia University, and the building code to be complied with in all other respects; *withdrawn* as to Items Nos. 3, 4, 5 and 6.

## PETITIONS FOR VARIATIONS.

474-31-S.

PETITIONER—Crocker National Fire Prevention Engineering Co., for Tilles & Haves, Inc., owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—97-02 to 97-04 150th street, southeast corner of 97th avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 8, 1932, at 2 p. m., on request of petitioner.

498-31-S.

PETITIONER—City Bank Farmers Trust Co., trustee.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—323-327 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: Carl S. George.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 8, 1932, at 2 p. m., to consult owner.



# MINUTES

472-31-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Samuel Mishcan, owner.

SUBJECT—Variation of the labor law, as cited in an order and a decision of the fire commissioner.

PREMISES AFFECTED—608 Broadway, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.  
THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(472-31-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Samuel Mishcan, owner, filed, September 28, 1931, a petition for a variation from the requirements of the labor law, as cited in an order and a decision of the fire commissioner, affecting premises 608 Broadway, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 27, 1931 (Order No. 85603-LD), reads:

"1. Provide an additional means of egress from each floor of the building remote from existing exit as per Sec. 271 of the Labor Law.

"2. Extend the interior stairway at south side of building to the roof as per Section 271 of the Labor Law."

and

WHEREAS, the decision of the fire commissioner, rendered September 14, 1931, reads:

"In reply to your letter of Sept. 3, 1931, advising that you have been retained by the owners to appeal from the requirements of Order No. 85603-LD and that you are unable to do so due to the fact that the Bd. of Standards and Appeals will not accept an appeal for the reason that the time limit, twenty days, had elapsed, and request dismissal and reissuance of the above order.

"You are advised that the order cannot be dismissed or reissued, therefore, your request is denied."

and

WHEREAS, the building is non-fireproof, three stories in height, 24 ft. by 59 ft. 8 in. in area; OCCUPIED: 1st story, machine repairing, 4 persons; 2nd story, office, 4 persons; 3rd story, machine repairing, 8 persons; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in wood stud partitions, with wooden doors at openings; an open interior wooden stairway at rear, extending from first to second story; a double-rung iron ladder from top story to roof scuttle; ROOFS of adjoining buildings: 9 ft. 6 in. to 10 ft. 1 in. lower at east; 7 ft. 5 in. to 8 ft. 6 in. lower at west; and

WHEREAS, the petitioner claims, as to Item No. 1, there are at present two means of exit from each story of the building except the third story; the owner proposes to provide a 60-degree fire escape on the front of the building with gooseneck ladder to the roof and drop ladder in guides from second story balcony to the sidewalk; as to Item No. 2, the roof of adjoining building at east is more than 8 ft. lower and the greater part of adjoining roof at west is more than 8 ft. lower, such condition does not offer safe egress from roof; furthermore, the petitioner contends that the iron ladder to roof scuttle and the proposed gooseneck ladder from front fire escape to roof provides adequate means of reaching the roof.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted on condition that in addition to the present main exit there shall be provided

on the front of the building on the easterly side a labor law fire escape; with the exception of permitting in lieu of counterbalanced stairs to the street two drop ladders in guides, one at each end of the lowest balcony; that a double-rung gooseneck ladder shall be provided from the top balcony to the roof; that the angle of the connecting stairs between the balconies of the proposed fire escape shall not be less than 60 degrees; that there shall be provided from the top or third story to the roof, in the rear of the premises, a double-rung iron ladder to a scuttle in the roof; the occupancy shall be limited to not more than sixteen persons in the entire building with not more than twelve persons above the first story; the whole premises shall be in one tenancy and the use and occupancy otherwise shall remain substantially unchanged and the building shall be not increased in height or area, and the labor law to be complied with in all other respects.

575-31-S.

PETITIONER—James William Thomas, for World-Telegram Building & Equipment Corp., owner.

SUBJECT—Variation of the labor law, as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—150 West street, 125-131 Barclay street and 138-146 Park place, Manhattan.

APPEARANCES—

For Petitioner: James W. Thomas and William Ginsberg.

For Administration: Assistant Engineer Samuel Becker of bureau of buildings.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(575-31-S)

WHEREAS, James William Thomas, for World-Telegram Building & Equipment Corp., owner, filed, November 30, 1931, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 150-158 West street, 138-146 Park place and 125-131 Barclay street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered November 25, 1931 (N. B. 268-1930), reads:

"Answering your letter of November 12, 1931, we wish to advise you that certificate of occupancy cannot be issued on the above building until the following objections have been removed:

"2. Glass not permitted in doors in partition west side of vestibule 1st floor south. This vestibule is a passageway from the termination of south stairway.

"3. Openings in 1st floor for presses, also circular stairways cellar to 1st floor and from 1st to 2nd floor must be enclosed in fireproof material in accordance with objection 11 to New Building application or have a modification of the Labor Law approved by the Board of Standards and Appeals."

and

WHEREAS, the building is fireproof, ten stories in height, 132 ft. 11 in. by 186 ft. 9½ in., irregular, in area; OCCUPIED: cellar, newspaper plant, 15 persons; from the first to fourth story, inclusive, newspaper plant, 100 persons per story; 5th story, newspaper plant and lease, 100 persons; sixth to ninth stories, inclusive, for lease, 100 persons per story; 10th story, newspaper plant and lease, 100 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, petitioner contends that the door, containing the glass panel, leads from the circulation department on the



# MINUTES

first floor into the main lobby and is used a great deal by the public in making contact with the newspaper that the owners operate in this building; it provides some light to the lobby and suggests the direction to the newspaper office to the public as it enters the building; the exit from the building at this point is in excess of the requirements of the law and there are also other points of exit from the building that can be reached through the door in question; there are three spiral stairways, each one story high, which are not enclosed with brick or tile walls; these stairways are numbered 3, 5 and 8 on the plans; the openings through the floors are circular, 4 ft. in diameter; one-fourth of each opening is closed by a heavy cast iron platform, part of the stair construction; Stair No. 3 is a convenience stairway from the basement to the first floor; this stairway gives employees in the basement, not to exceed fifteen in number, convenient access to their locker and toilet room on the first floor; this stairway terminates in a small hall, about 8 ft. square, on the first floor; the hall is entirely enclosed by metal and glass partitions; a door from this hall leads directly on to the loading platform and provides another means of exit to the outside; the hall mentioned forms a bulkhead around the top of the stairway which would check the spread of fire between floors; Stairway No. 5 leads from the fan room on the first floor to the fan room on the second floor directly above; this stair is provided only for the mechanic who services the fan equipment which is housed in these two rooms; each of these fan rooms is about 19 square feet and is enclosed on three sides with brick or tile walls and on the fourth with metal partitions; there is nothing in the fan rooms to burn and little chance for fire to communicate from these rooms to the rest of the building; Stair No. 8 leads from the press platform, approximately first floor level, to the composing room on the second floor; this provides means of rapid communication between the foremen for these two departments, which is vital to the newspaper plant; this stair is not enclosed as this communication must be so rapid at times that even the time required to open and close doors would be important; enclosure around this stair would also form serious obstruction to proper operation of composing room and press room, which should be clear spaces; the presses stand on the basement floor and extend upward through a large opening in the first floor; this opening is enclosed on the first floor, from floor to ceiling, by metal and wire glass partitions; this partition is temporary in nature on the south and east sides, since future expansion of press room will take place in both these directions; the west partition separates the upper press room from the mailing room, or shipping room for printed papers; the operations in these two rooms are very closely related and in many plants these departments are in one room; however, we consider it best to separate them for purposes of safety and sanitation; there is a great deal of ink in the air of a high-speed press room and the more closely this is confined the easier it is to dispose of through vent ducts; it is essential that part of this partition be of glass so the mailers can watch the papers come to them on the conveyors from the press room; for this reason we use metal and wire glass partitions rather than masonry.

*Resolved*, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted*, as to objections on N. B. Plan 268-1930, Item 3, only so far as it affects the three accommodating stairways, *on condition* that these stairways be built of incombustible material and be confined to the basement, first and second stories and in no instance to connect more than two stories, to be located as shown on plans submitted with this appeal; the spaces in which these accommodation stairways are located shall be enclosed in fireproof partitions, with fireproof doors at openings; the building to be otherwise equipped with the required legal means of exit; that any partitions installed in the press room for the purpose of inspection of working of the press by the workmen shall be built of metal with

wire glass and limited to an approximate total length of 120 linear feet, and that the labor law shall be complied with in all other respects; use and occupancy to be maintained as proposed, and *denied* as to Item No. 2.

## APPLIANCES SUBMITTED FOR APPROVAL.

540-31-SA.

PETITIONER—Leroy P. Ward, Inc., for W. T. Roberts, Inc., agents for Housing Co., owner.

SUBJECT—Acoustex Material, approval of.

APPEARANCES—

For Petitioner: Hugo E. Magnuson.

For Administration: None.

ACTION OF BOARD—Laid over to January 26, 1932, at 2 p. m., on request of petitioner.

354-31-SA.

PETITIONER—John J. Kelly, for Cope-Swift Corp., owner.

SUBJECT—Cope Swift Safety Automatic Oil Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Report of fire department adopted; petition approved in accordance therewith.

THE VOTE TO APPROVE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(354-31-SA)

WHEREAS, John J. Kelly, for Cope-Swift Corp., owner, filed, July 14, 1931, a petition with the board of standards and appeals for approval of their device known as the Cope-Swift Safety Automatic Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report, and the report of the chief of the bureau of fire prevention dated December 14, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Cope-Swift Safety Automatic Oil Burner for domestic use when installed in accordance with the fuel oil rules of the board of standards and appeals and in conformity with the report of the chief of the bureau of fire prevention.

520-31-SA.

PETITIONER—Gilbert & Barker Mfg. Co., owner.

SUBJECT—Gilbert & Barker Junior Flexible Flame Domestic Oil Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Report of fire department adopted; petition approved in accordance therewith.

THE VOTE TO APPROVE—

Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... 4

Negative ..... 0

Absent ..... 0

THE RESOLUTION—

(520-31-SA)

WHEREAS, Gilbert & Barker Mfg. Co., owner, filed, October 22, 1931, a petition with the board of standards and appeals for approval of their device known as the Gilbert & Barker Junior Flexible Flame Domestic Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report, and a report of the chief of the bureau



# MINUTES

of fire prevention dated December 11, 1931, recommends the approval of this device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Gilbert & Barker Junior Flexible Flame Domestic Oil Burner for use in domestic installations when installed in accordance with the fuel oil rules of the board of standards and appeals and the report of the chief of the bureau of fire prevention.

451-31-SA.

PETITIONER—Petroleum Heat & Power Co., owner.

SUBJECT—Petro Model T Oil Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Report of fire department adopted; petition approved in accordance therewith.

THE VOTE TO APPROVE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(451-31-SA)

WHEREAS, Petroleum Heat & Power Co., owner, filed, September 14, 1931, a petition with the board of standards and appeals for approval of their device known as the Petro Model T Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report, and the report of the chief of the bureau of fire prevention dated December 16, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Petro Model T Oil Burner for use in domestic installations when installed in accordance with the fuel oil rules of the board of standards

and appeals and in conformity with the report of chief of the bureau of fire prevention.

479-31-SA.

PETITIONER—Bettendorf Manufacturing Co., owner.

SUBJECT—Bettendorf High Pressure Oil Burner, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Report of fire department adopted; petition approved in accordance therewith.

THE VOTE TO APPROVE—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE RESOLUTION—

(479-31-SA)

WHEREAS, Bettendorf Manufacturing Co., owner, filed, September 28, 1931, a petition with the board of standards and appeals for approval of their device known as the Bettendorf High Pressure Oil Burner; and

WHEREAS, this device was submitted to the fire department for test and report, and a report of the chief of the bureau of fire prevention dated December 19, 1931, recommends the approval of the device.

*Resolved*, that the board of standards and appeals does hereby *approve* the device known as the Bettendorf High Pressure Oil Burner for use with fuel oil in domestic and commercial installations when installed in accordance with the rules of the board of standards and appeals and the report of the chief of the bureau of fire prevention.

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

# MINUTES

## BOARD OF STANDARDS AND APPEALS

### SPECIAL MEETING

TUESDAY, DECEMBER 22, 1931, 4 P. M.

Present: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott.

### RULES.

240-19-SR.

SUBJECT—Elevator Rules, notice of putting into effect.

APPEARANCES—

For Petitioner: Bassett Jones and others.

For Administration: Inspector P. F. Foley of bureau of buildings.

ACTION OF BOARD—Rules reopened; request to hold Rule 8 in abeyance until December 31, 1932, denied, and Rule 62 of definitions corrected to read, "Superintendent Bureau of Building" in lieu of "Superintendent of Building."

THE VOTE TO REOPEN—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

THE VOTE TO HOLD RULE 8 IN ABEYANCE UNTIL DECEMBER 31, 1932—

|                                                                                                               |   |
|---------------------------------------------------------------------------------------------------------------|---|
| Affirmative .....                                                                                             | 0 |
| Negative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Absent .....                                                                                                  | 0 |

THE VOTE TO CORRECT RULE 62 OF DEFINITIONS—

|                                                                                                                  |   |
|------------------------------------------------------------------------------------------------------------------|---|
| Affirmative: Temporary Chairman Connell, Commissioners Holland and Guilfoyle and Assistant Chief McElligott..... | 4 |
| Negative .....                                                                                                   | 0 |
| Absent .....                                                                                                     | 0 |

Adjourned 5.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.



# RULES

## RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

(639-27-SR)

*Adopted by the Board of Standards and Appeals July 22, 1927. Amended March 16, 1928.*

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. One test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests of all specimens for testing shall be oven dried at a temperature of 140° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST—A mass of shavings cut fairly thick from the outside and interior of sticks of the treated wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of a wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen yellow flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After twenty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST. Two samples ¾ inch by 1½ inches in cross section and twelve inches long shall be

laid side by side across the top of a gas crucible furnace with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two minutes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 53 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST—Twenty samples are to be prepared, each ½ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately 2½ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

## APPROVED APPLIANCES

### FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

| Name of Pump                                                    | Calendar No. | Name of Pump                                         | Calendar No. |
|-----------------------------------------------------------------|--------------|------------------------------------------------------|--------------|
| American Marsh Duplex.....                                      | 638-25-SA    | Leiman Rotary .....                                  | 95-24-SA     |
| American Marsh Simplex.....                                     | 639-25-SA    | Marsh Fuel Oil Pump.....                             | 1050-23-SA   |
| Autopulse Electric Fuel Oil Pump.....                           | 215-31-SA    | McGowan Horizontal Duplex Fuel Oil Pump..            | 936-23-SA    |
| Ballard Duplex Electric Driven Pump Set....                     | 1413-22-SA   | M. D. Rotary.....                                    | 52-27-SA     |
| Beach Russ Co. Rotary.....                                      | 1134-22-SA   | Milwaukee Piston Rotating Port Pump.....             | 763-25-SA    |
| Blackmer Rotary .....                                           | 935-24-SA    | Monroe Oil Pump.....                                 | 658-26-SA    |
| Blake & Knowles Horizontal Simplex Piston<br>Pattern Pump ..... | 372-21-SA    | Northern Rotary .....                                | 1396-24-SA   |
| Century Rotary .....                                            | 908-21-SA    | Pascoe Pump Set.....                                 | 1029-26-SA   |
| Cook Electric Oil Pump.....                                     | 603-25-SA    | Quimby Screw Pump.....                               | 1193-21-SA   |
| Davidson .....                                                  | 590-21-SA    | Ray Rotary .....                                     | 588-25-SA    |
| Dean Bros. Durable Duplex.....                                  | 840-22-SA    | Rotary Pressure Pump.....                            | 1060-25-SA   |
| Deming Double Oscillating Force Pump.....                       | 458-27-SA    | Rotary Vacuum Pump.....                              | 513-25-SA    |
| Deming Fuel Oil Pump.....                                       | 298-31-SA    | Tate-Jones .....                                     | 492-21-SA    |
| Enterprise Oil Pump.....                                        | 11-28-SA     | Teesdale Automatic Booster Fuel Oil Pump..           | 1279-25-SA   |
| Exeter Rotary .....                                             | 507-22-SA    | Tuthill Model B Fuel Oil Pump.....                   | 60-28-SA     |
| Goulds Hand Rotary.....                                         | 1133-25-SA   | Union Steam Pump for Fuel Oil.....                   | 705-30-SA    |
| Goulds Rotary Oil Pump.....                                     | 437-31-SA    | Viking .....                                         | 438-21-SA    |
| Goulds Triplex Plunger.....                                     | 257-22-SA    | Warren Oil Pump.....                                 | 1169-23-SA   |
| Hardinge Fuel Oil Pump.....                                     | 813-25-SA    | Wayne Oil Pump & Fan Set.....                        | 1155-25-SA   |
| Kinney Rotating Plunger Pump.....                               | 503-24-SA    | Worthington Duplex Double-Acting Steam<br>Pump ..... | 184-22-SA    |
| Kraissl Fuel Oil Pump.....                                      | 60-28-SA     | Worthington Show Model Duplex.....                   | 194-22-SA    |



# APPROVED APPLIANCES

| Burners for Domestic and Commercial Use      |                     |                                                |                     |
|----------------------------------------------|---------------------|------------------------------------------------|---------------------|
| <i>Name of Burner</i>                        | <i>Calendar No.</i> | <i>Name of Burner</i>                          | <i>Calendar No.</i> |
| A. B. C. Oil Burner.....                     | 1295-24-SA          | Homer Domestic Oil Burner.....                 | 1211-25-SA          |
| A. B. C. Oil Burner, Type H.....             | 684-29-SA           | Improved Kres-Kno Oil Burner.....              | 591-29-SA           |
| Aetna Automatic Oil Burner.....              | 1547-23-SA          | International Mechanical Draft Oil Burner....  | 372-30-SA           |
| Aladdin Oil Burner.....                      | 298-26-SA           | International Oil Burner.....                  | 1305-24-SA          |
| Alexander Oil Burner.....                    | 65-28-SA            | Johnson Improved Rotary Fuel Oil Burner....    | 938-22-SA           |
| Arcoil Heat Machine.....                     | 632-26-SA           | Joyce Oil Burner.....                          | 852-26-SA           |
| Autocrat Oil Burner, Model B-1.....          | 297-31-SA           | K. F. C. Oil Burner.....                       | 846-25-SA           |
| Baker Automatic House Heating Burner.....    | 1323-22-SA          | Kleen Heet Oil Burner.....                     | 62-24-SA            |
| Baker Oil Burner, Model L, Gun Type.....     | 404-29-SA           | Kreager Oil Burner.....                        | 367-30-SA           |
| Ballard Super Domestic Oil Burner.....       | 939-24-SA           | Kres-Kno Oil Burner.....                       | 443-28-SA           |
| Bayard Domestic Fuel Oil Burner.....         | 1184-22-SA          | Laco Oil Burner, Model NL.....                 | 670-30-SA           |
| Berggren Oil Burner.....                     | 764-26-SA           | Lawrence May Oil Burner.....                   | 1034-27-SA          |
| Bettendorf High Pressure Oil Burner.....     | 479-31-SA           | Leader Oil Burner.....                         | 425-31-SA           |
| Bettendorf Oil Burner.....                   | 731-28-SA           | Leiman Brothers Fuel Oil Burner.....           | 314-30-SA           |
| Bock Oil Burner, Models A, B, C and D....    | 123-31-SA           | Liberty Automatic Heater.....                  | 129-28-SA           |
| Braden Automatic Fuel Oil Burner.....        | 322-30-SA           | Majestic Oil Burner.....                       | 693-30-SA           |
| Branford Oil Burner.....                     | 36-31-SA            | Marr Oil Heat Machine.....                     | 765-26-SA           |
| Calorcoil Burner—Type AA.....                | 1361-24-SA          | May Oil Burner.....                            | 68-24-SA            |
| Carboradiant Oil Burner, Models V & VS....   | 16-31-SA            | Mayflower Oil Burner.....                      | 124-29-SA           |
| Carborundum Burner.....                      | 571-29-SA           | McIlvane Oil Burner.....                       | 544-29-SA           |
| Carter-Korth Oil Burner.....                 | 54-30-SA            | Melco Automatic Oil Burner, Type "A".....      | 1032-25-SA          |
| Century Oil Burner.....                      | 157-28-SA           | Merco Oil Burner.....                          | 637-29-SA           |
| Challenger Kleen Heat Burner, Series No. 100 | 813-28-SA           | Mid-West Oil Burner, Models 106, 108, 208,     |                     |
| Combustion Fuel Oil Burner.....              | 1105-22-SA          | 211, 311 and 114.....                          | 327-31-SA           |
| Combustion Fuel Oil Burner, Type B.....      | 295-29-SA           | Morrissey Oil Burner.....                      | 673-27-SA           |
| Commonwealth Automatic Oil Burner.....       | 348-28-SA           | Morse Conical Type Steam Atomizing Burner..    | 938-25-SA           |
| Cook's Automatic Oil Burner.....             | 955-27-SA           | Morse Fan Tail Type Steam Atomizing Burner     | 939-25-SA           |
| Cope-Swift Safety Automatic Oil Burner....   | 354-31-SA           | Morse Fuel Oil Burner.....                     | 820-23-SA           |
| Crescent Oil Burner.....                     | 222-29-SA           | Mousette Oil Burner.....                       | 887-25-SA           |
| Crown Oil Burner, Type XA.....               | 426-29-SA           | National Rotary Oil Burner.....                | 836-25-SA           |
| Crystal Blue Flame Oil Burner.....           | 423-29-SA           | New Perfection Oil Burner, Type "C".....       | 518-29-SA           |
| Dahl Vaporizing Oil Burner.....              | 915-26-SA           | New Process Oil Burner.....                    | 1071-27-SA          |
| D'Elia Oil Burner.....                       | 155-31-SA           | Nichols-McCann-Harrison Burners.....           | 255-31-SA           |
| Delco Heat Oil Burner.....                   | 420-31-SA           | Noiseless Nokol Model G Oil Burner.....        | 801-28-SA           |
| Dist-o-matic Oil Burner.....                 | 663-28-SA           | Noiseless Nokol Rotary Oil Burner Model R      | 584-28-SA           |
| Doherty Oil Burner.....                      | 943-26-SA           | Nokol Automatic Burner.....                    | 1078-24-SA          |
| Economy Oil Burner, Type A-1.....            | 45-31-SA            | Nu-Way Oil Burner.....                         | 773-26-SA           |
| Eisler Automatic Oil Burner.....             | 481-27-SA           | Oil-Elec-Tric Oil Burner.....                  | 317-31-SA           |
| Electrol Automatic Oil Burner.....           | 259-25-SA           | Oliver Oil Gas Burner, No. 30-A.....           | 1359-24-SA          |
| Electromatic Oil Burner.....                 | 603-29-SA           | Oronoque Oil Burner.....                       | 394-30-SA           |
| Enterprise Rotary Fuel Oil Burner.....       | 1149-27-SA          | Orr Fuel Oil Burner.....                       | 113-26-SA           |
| Espo Oil Gas Burner.....                     | 1431-23-SA          | Paramount Oil Burner.....                      | 1193-25-SA          |
| Faultless Oil Burner.....                    | 493-24-SA           | Paramount Oil Burner, Model A.....             | 617-30-SA           |
| Fluid Heat Domestic Oil Burner, Type O....   | 1094-27-SA          | Pascoe Oil Burner.....                         | 1029-26-SA          |
| Foster Oil Burner.....                       | 715-26-SA           | Petro Domestic Burner.....                     | 161-26-SA           |
| Franklin Domestic Oil Burner.....            | 560-26-SA           | Petro Model T Oil Burner.....                  | 451-31-SA           |
| Fuelo Oil Burner.....                        | 47-30-SA            | Petro Model W Oil Burner.....                  | 452-31-SA           |
| Gar Wood Oil Burner.....                     | 373-30-SA           | Petro Burner, Model O.....                     | 78-28-SA            |
| Ghapco Steam Generator.....                  | 348-31-SA           | Petro Burner, Model P-2.....                   | 735-30-SA           |
| Gilbert & Barker Junior Flexible Flame Do-   |                     | Petro Oil Burner, Models D-10, D-11, D-12,     |                     |
| mestic Oil Burner.....                       | 520-31-SA           | D-13, D-14 and D-15.....                       | 40-31-SA            |
| Gilbert & Barker Flexible Flame Burner.....  | 109-31-SA           | Piatt Oil Burning Water Heater.....            | 737-29-SA           |
| Goodrich Oil Burner, Models G-0, G-1, G-2    |                     | Pioneer Automatic Oil Burner.....              | 1259-27-SA          |
| and G-3.....                                 | 444-31-SA           | Powerlight Oilheat Burner.....                 | 628-23-SA           |
| Gill Oil Burner.....                         | 1231-23-SA          | Pressure Oil Burners, Models A, B and C....    | 146-31-SA           |
| Goodspeed Automatic Oil Burner.....          | 957-27-SA           | Quiet Ballard Automatic Oil Burner.....        | 660-30-SA           |
| Gulf Oil Burner.....                         | 382-26-SA           | Ray Rotary Fuel Oil Burner.....                | 504-23-SA           |
| Hardinge Oil Burner.....                     | 813-25-SA           | Rayfield Oil Burner.....                       | 504-26-SA           |
| Harris Fuel Oil Burner.....                  | 690-30-SA           | Re-Ly-On Oil Burner.....                       | 745-26-SA           |
| Hart Automatic Oil Burner.....               | 1162-24-SA          | Remington Oil Burner.....                      | 891-26-SA           |
| Hart Automatic Oil Burner, Model Series "DO" | 595-29-SA           | Rexoil Domestic and Industrial Fuel Oil Burner | 667-28-SA           |
| Hayward Oil Burner.....                      | 696-30-SA           | Rickard Oil Burner.....                        | 1011-27-SA          |
| Heatiator Oil Burner.....                    | 1346-23-SA          | Richmond Gravity Fuel Oil Burner.....          | 1193-22-SA          |
| Hercules Oil Burner.....                     | 510-29-SA           | Rightway Oil Burner.....                       | 339-31-SA           |
| Holby Type A Fuel Oil Burner.....            | 688-29-SA           |                                                |                     |



# APPROVED APPLIANCES

| <i>Name of Burner</i>                                                                                   | <i>Calendar No.</i> | <i>Name of Burner</i>                                                                                   | <i>Calendar No.</i> |
|---------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------|---------------------|
| Schulse Home Oil Burner.....                                                                            | 1487-23-SA          | Sunflower Oil Burner, Model S-2.....                                                                    | 587-30-SA           |
| Security Oil Burner.....                                                                                | 56-28-SA            | Sunway Oil Burner.....                                                                                  | 624-30-SA           |
| Shepard Oil Burner.....                                                                                 | 563-30-SA           | Super Automatic Oil Heater Model SSH.....                                                               | 715-29-SA           |
| Shill Oil Burner.....                                                                                   | 315-30-SA           | Sword Automatic Oil Burner.....                                                                         | 951-25-SA           |
| Silent-Auburn Fuel Oil Burner, Models A,<br>B and C.....                                                | 463-31-SA           | Tabor Automatic Oil Heater, Type "D".....                                                               | 778-28-SA           |
| Silent Automatic Oil Burner.....                                                                        | 458-26-SA           | Timken Oil Burner, Model 20.....                                                                        | 287-28-SA           |
| Silent Automatic Burner, Model "B".....                                                                 | 709-30-SA           | Timken Rotary Oil Burner.....                                                                           | 297-29-SA           |
| Silent Automatic Burner, Model "E".....                                                                 | 710-30-SA           | Toridheet Oil Burner.....                                                                               | 63-28-SA            |
| Silent Glow Oil Burner, Model G.....                                                                    | 600-30-SA           | Uni-Lec-Tric Oil Burner.....                                                                            | 498-29-SA           |
| Silent Glow Oil Burner, Model 1000.....                                                                 | 345-31-SA           | United States Oil Burner.....                                                                           | 620-28-SA           |
| Simplex Domestic Oil Burner, Type P.A.....                                                              | 446-30-SA           | Universal Fuel Oil Burner.....                                                                          | 6-24-SA             |
| Simplex Domestic Type "S.P." Oil Burner....                                                             | 145-31-SA           | Vesta Oil Burner.....                                                                                   | 451-26-SA           |
| Socony Arrow Oil Burner.....                                                                            | 1191-24-SA          | Victor Oil Burner.....                                                                                  | 612-30-SA           |
| Stroud-in-the-Door Burner.....                                                                          | 129-27-SA           | Victory Oil Burner.....                                                                                 | 320-30-SA           |
| Stuhler Oil Burner.....                                                                                 | 618-27-SA           | Volcano Automatic Oil Burner.....                                                                       | 556-29-SA           |
| Summerheat Oil Burner.....                                                                              | 581-26-SA           | Wayne Oil Burner.....                                                                                   | 1155-25-SA          |
| Sundstrand Automatic Oil Burner.....                                                                    | 755-26-SA           | Williams Oil-o-matic Fuel Oil Burner, Wil-<br>liams Oil-o-matic, Jr., Model "K" and<br>Model "JJ" ..... | 918-22-SA           |
| Sundstrand Purmaco Automatic Oil Burner,<br>Models A-2, 4-B, C-5, A-3U, 3K, B-5U,<br>B-5K and C-6U..... | 658-30-SA           | Winslow Industrial Burner.....                                                                          | 19-25-SA            |
| Sunflower Model S-1 Oil Burner.....                                                                     | 657-29-SA           | Winslow Kleen Heet Burner, Models 805 & 820                                                             | 19-25-SA            |
|                                                                                                         |                     | York Automatic Oil Burner.....                                                                          | 44-29-SA            |

# APPROVED APPLIANCES

## Burners for Industrial Use

|                                                                         |            |                                                                        |            |
|-------------------------------------------------------------------------|------------|------------------------------------------------------------------------|------------|
| Anthony Nebulyte Oil Burner.....                                        | 1026-22-SA | Mahrvel Low Pressure Burner.....                                       | 859-26-SA  |
| Ballard Automatic Oil Burner.....                                       | 1363-23-SA | Maxon Oil Burner (New Style).....                                      | 1036-22-SA |
| Ballard Low Pressure Mechanical Oil Burner..                            | 1493-22-SA | May Oil Burner.....                                                    | 68-24-SA   |
| Ballard Jr. Oil Burner.....                                             | 1176-27-SA | Mid-West Oil Burner, Models 106, 108, 208,<br>211, 311 and 114.....    | 327-31-SA  |
| Ballard Staples & Pfeiffer Steam Atomizing<br>High Pressure Burner..... | 1414-22-SA | Morse Conical Type Steam Atomizing Burner..                            | 938-25-SA  |
| Best Calorex Burner.....                                                | 1464-21-SA | Morse Fan Tail Type Steam Atomizing Burner                             | 939-25-SA  |
| Babcock & Wilcox Mechanical Oil Burner....                              | 45-21-SA   | Morse Fuel Oil Burner.....                                             | 820-23-SA  |
| Burnwell Mechanical Burner.....                                         | 957-22-SA  | National Airoil High Pressure Burner.....                              | 185-29-SA  |
| Caloroil Burner, Type AA.....                                           | 1361-24-SA | National Airoil Low Pressure Burner.....                               | 186-29-SA  |
| Coen Mechanical Oil Burner.....                                         | 942-21-SA  | Nichols-McCann-Harrison Burners.....                                   | 255-31-SA  |
| Cornell No. 1 Type A Oil Burner.....                                    | 397-23-SA  | North American Low Pressure Oil Burner....                             | 792-26-SA  |
| Dahl Mechanical Fuel Oil Burner.....                                    | 13-21-SA   | Oil-Elec-Tric Oil Burner.....                                          | 317-31-SA  |
| D'Elia Oil Burner.....                                                  | 155-31-SA  | Oronoque Oil Burner.....                                               | 394-30-SA  |
| Enco Type 400 Steam Atomizing Oil Burner..                              | 1414-23-SA | Paramount Oil Burner, Model A.....                                     | 617-30-SA  |
| Enco Mechanical Oil Burner.....                                         | 509-30-SA  | Peabody-Fisher Wide Range Mech. Oil Burner                             | 644-21-SA  |
| Enterprise Rotary Fuel Oil Burner.....                                  | 1149-27-SA | Petro Model W Oil Burner.....                                          | 452-31-SA  |
| Fess Turbine Burner.....                                                | 26-22-SA   | Petro Mechanical Burner and Air Register....                           | 735-24-SA  |
| Frankfort Type P Oil Burner.....                                        | 1046-23-SA | Petro Oil Burner, Models D-10, D-11, D-12,<br>D-13, D-14 and D-15..... | 40-31-SA   |
| Gem Fuel Oil Burner.....                                                | 111-26-SA  | Quiet Ballard Automatic Oil Burner.....                                | 660-30-SA  |
| Ghapco Steam Generator.....                                             | 348-31-SA  | Quigley No. 10 Low Pressure Oil Burner....                             | 438-31-SA  |
| Gilbert & Barker Fuel Oil Burner.....                                   | 1636-21-SA | Quinn Oil Burning Equipment.....                                       | 367-21-SA  |
| GRD Fuel Oil Atomizer.....                                              | 128-27-SA  | Ray Rotary Fuel Oil Burner.....                                        | 504-23-SA  |
| Hammel Oil Burner.....                                                  | 1278-21-SA | Rockwell Fuel Oil Burner.....                                          | 341-21-SA  |
| Hammond Oil Burner.....                                                 | 72-31-SA   | Rohr Schanck Fuel Oil Burner.....                                      | 583-21-SA  |
| Harris Fuel Oil Burner.....                                             | 690-30-SA  | Simplex Horizontal Rotary Fuel Oil Burner..                            | 1203-22-SA |
| Hauck Venturi Low Pressure Oil Burner.....                              | 88-27-SA   | Steam Oil Burner.....                                                  | 183-22-SA  |
| Hayward Oil Burner.....                                                 | 696-30-SA  | Surface Combustion Low Pressure Burner....                             | 92-23-SA   |
| Holby Oil Burner.....                                                   | 328-27-SA  | Tate-Jones Fuel Oil Burner, "L" Type.....                              | 1254-24-SA |
| Holby Type B Fuel Oil Burner.....                                       | 689-29-SA  | Tate-Jones No. 6 Oil Burner.....                                       | 1444-23-SA |
| Induslo Fuel Oil Burner 1-27.....                                       | 5-24-SA    | Timken Rotary Oil Burner.....                                          | 297-29-SA  |
| Kreager Oil Burner.....                                                 | 367-30-SA  | Todd Mechanical Fuel Oil Burner.....                                   | 1525-22-SA |
| Leiman Brothers Fuel Oil Burner.....                                    | 314-30-SA  | Todd Rotary Fuel Oil Burner.....                                       | 454-25-SA  |
| Liberty Automatic Heater.....                                           | 129-28-SA  | Todd Steam Atomizing Fuel Oil Burner.....                              | 123-23-SA  |
| Lientz Oil Burner.....                                                  | 155-20-SA  | Winslow Kleen Heet Burner, Models 805 & 820                            | 19-25-SA   |



# RESERVE CALENDAR

## BOARD OF STANDARDS AND APPEALS.

### Rules.

281-22-SR—Proposed Amendment to "Standpipe"—"Fireline" Rules.

### Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.  
1030-27-A—13-16 Central Park West, Manhattan.  
1031-27-A—20-28 West 72nd street, Manhattan.  
1032-27-A—242-248 West 76th street, Manhattan.  
726-30-A—46 West 98th street, Manhattan.  
737-30-S—519-521 Fifth avenue, northeast corner of East 43rd street, Manhattan.

### Appliances Submitted for Approval.

- 1193-21-SA—Quimby Screw Pump, approval of.  
610-22-SA—Crocker Gas Valve, approval of.  
799-22-SA—Kennell Gas Cut-Off Valve, approval of.  
57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.  
124-23-SA—Master Gas Shut-Off Valve, approval of.  
125-23-SA—Packless Gas Shut-Off Valve, approval of.  
127-23-SA—S. & K. Gas Shut-Off Valve, approval of.  
232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.  
275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.  
443-23-SA—Automatic Gas Shut-Off, approval of.  
525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.  
952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)  
1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.  
1550-23-SA—Apex Gas Cut-Off Valve, approval of.  
755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.  
1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.  
1264-25-SA—Koerting Gear Pump, approval of.  
187-27-SA—Keenan Gas Shut-Off Valve, approval of.  
537-27-SA—Leader Gas Shut-Off Valve, approval of.  
814-27-SA—Elkhart Flush Type Siamese, approval of.  
1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.  
213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.  
712-28-SA—Alert Gas Shut-Off Valve, approval of.  
958-28-SA—N. D. T. Fire Gong Control Panels, approval of.  
42-29-SA—Safe-Way Outlet Pressure Reducing Valve, approval of.  
210-29-SA—A Diamond "S" 250 lbs. 2½-inch Angle Globe Water Hose Valve, approval of.  
380-29-SA—Kennedy 2½-inch Hose Outlet Valve, Type "A," approval of.

- 195-30-SA—Simplex Water Pressure Reducing Valve, approval of.  
260-30-SA—Scranton Steam Pumps, approval of.  
359-30-SA—Conran Hydraulic Emergency Control Valve for Fire Line, approval of.  
568-30-SA—Tuthill Fuel Oil Pump, Model L, approval of.  
730-30-SA—Standpipe Outlet Pressure Reducing Valve, approval of.  
32-31-SA—Ray-Dio Sunshine Oil Burner, approval of.  
40-31-SA—Petro Oil Burner, Models D-10 to D-15, approval of.  
125-31-SA—SK Mechanical Fuel Oil Burner and Air Register, approval of.  
137-31-SA—Can't Pull Anti-Syphon Trap, approval of.  
224-31-SA—Edwards & Co. Catalog No. 551 Vibrating Bell for Alternating Current Operation, approval of.  
250-31-SA—Lunkenheimer 2½-Inch, Figure No. 8610, Bronze Angle Hose Valve, 150 Pounds Water Working Pressure, approval of.  
251-31-SA—Lunkenheimer 2½-Inch, Figure No. 8613, Bronze Angle Hose Valve, 250 Pounds Water Working Pressure, approval of.  
354-31-SA—Cope Swift Safety Automatic Oil Burner, approval of.  
396-31-SA—Schwarze Single Stroke Bells for Fire Alarm Duty, No. 37-A and No. 37-D, approval of.  
451-31-SA—Petro Model T Oil Burner, approval of.  
470-31-SA—Todd Spiro Burner, approval of.  
479-31-SA—Bettendorf High Pressure Oil Burner, approval of.  
491-31-SA—Superfex Oil Burning Heater, approval of.  
513-31-SA—Autopulse Electric Oil Pump, Model 600, approval of.  
520-31-SA—Gilbert & Barker Junior Flexible Flame Domestic Oil Burner, approval of.  
530-31-SA—Fano-Flame Oil Burner, approval of.  
532-31-SA—Remington Domestic Oil Burner, Type B, approval of.  
534-31-SA—Page Fuel Burner, approval of.  
536-31-SA—Standard Automatic Oil Burner, Type 14-G, approval of.  
537-31-SA—Standard Automatic Oil Burner, Type 11-G, approval of.  
541-31-SA—DeWalt Oil Burner, approval of.  
548-31-SA—National Airoil Type D-R Rotary Oil Burner, approval of.

*Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

## PUBLIC HEARING

### PROPOSED AMENDMENTS TO FACTORY EXIT RULES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, January 15, 1932, at 4 p. m., Room 1013, Municipal Building, on proposed amendments to Factory Exit Rules.

Matter in *italics* is new.

[64-27-SR]

#### Rule 10. Storage of Combustible Material Within Factory Stairway Enclosures.

In all factory buildings no articles or wares of any nature

shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.

*But this shall not prohibit the erection and maintenance of a stand constructed entirely of metal and polished wire glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. The stand shall be set back at least eighteen (18) inches from the line of travel of the required legal width of exit.*



# PROGRESS REPORT

## DOCKET.

|                                            |      |
|--------------------------------------------|------|
| Cases pending December 21, 1930.....       | 417  |
| Cases filed up to December 23, 1931.....   | 608  |
| Restored to calendar.....                  | 106  |
| <b>MISCELLANEOUS APPLICATIONS.</b>         |      |
| Requests to reopen.....                    | 326  |
| Requests to amend.....                     | 14   |
| Requests for modification.....             | 107  |
| Requests to rescind.....                   | 5    |
| Requests for extension of time.....        | 62   |
| Requests for extension of permit.....      | 7    |
| Requests for mechanical installations..... | 1    |
| Requests for approval of plans.....        | 13   |
| Administrative requests.....               | 0    |
| Requests for interpretation.....           | 4    |
| Total .....                                | 1670 |
| Disposed of .....                          | 1341 |
| Cases pending December 23, 1931.....       | 329  |

## DISPOSITION OF CASES

|                                                     |      |
|-----------------------------------------------------|------|
| Withdrawn .....                                     | 103  |
| Dismissed .....                                     | 44   |
| Denied .....                                        | 153  |
| Granted .....                                       | 5    |
| Granted on condition.....                           | 395  |
| Appliances approved .....                           | 63   |
| Appliances dismissed, disapproved or withdrawn..... | 29   |
| Rules approved.....                                 | 8    |
| Rules disapproved, rescinded or withdrawn.....      | 2    |
| <b>MISCELLANEOUS ACTIONS.</b>                       |      |
| Requests to reopen granted.....                     | 269  |
| Requests to reopen denied.....                      | 50   |
| Requests to amend granted.....                      | 14   |
| Requests to amend denied.....                       | 0    |
| Requests for modification granted.....              | 84   |
| Requests for modification denied.....               | 23   |
| Requests to rescind granted.....                    | 5    |
| Requests to rescind denied.....                     | 0    |
| Requests for extension of time granted.....         | 61   |
| Requests for extension of time denied.....          | 1    |
| Requests for extension of permit granted.....       | 6    |
| Requests for extension of permit denied..           | 1    |
| Requests to install granted.....                    | 0    |
| Requests to install denied.....                     | 1    |
| Plans approved.....                                 | 13   |
| Plans disapproved.....                              | 0    |
| Administrative requests granted.....                | 0    |
| Administrative requests denied or withdrawn.....    | 0    |
| Interpretations .....                               | 4    |
| Requests withdrawn or dismissed.....                | 7    |
| Total .....                                         | 1341 |

## WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

*First.* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second.* That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

*Third.* That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

*Fourth.* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth.* That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

*Sixth.* That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

**BOARD OF STANDARDS AND APPEALS**  
Room 1001, Municipal Building,  
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My Subscription is to begin with the issue for.....









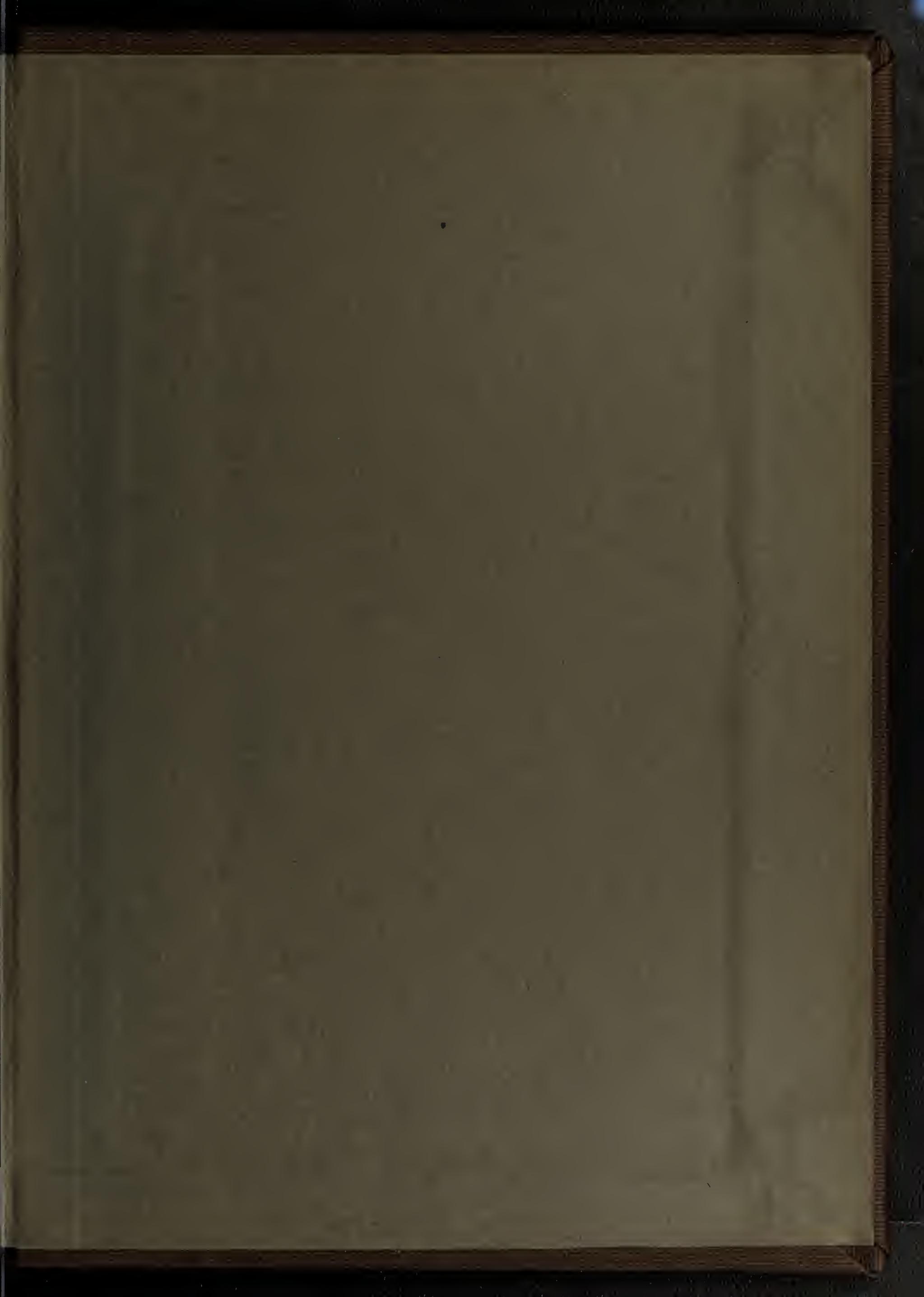














UNIVERSITY OF ILLINOIS-URBANA  
352.05 NEW C001 v.16:2(1931)  
Bulletin.



3 0112 087953524